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Yorkshire Water Services
Developer Services
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Your Ref: 2021/93621
Our Ref: X018417

2nd June 2023

Dear Sir/Madam,

Land off Fullwood Drive, Golcar, Huddersfield - Erection of 12 dwellings and associated works (Within a Conservation Area)

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

(In the interest of satisfactory and sustainable drainage)



YorkshireWater

There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and**
- ii) the means of discharging to the public sewer network at a rate not to exceed 3.5 litres per second.**

(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

1.) The drainage details submitted on drawing 'Outline Drainage Layout' 1296-900 (revision P2) dated 16/05/23 that has been prepared by Build Vision require amendments, but if planning permission is granted, the matter can be dealt with via condition. The following point(s) should be addressed:

- a.) the submitted drawing does not show the full foul drainage for the site.
- b.) evidence should be submitted to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted

2.) The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

- a.) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal watercourse are not reasonably practical before considering disposal to public sewer. Specifically discharge to the watercourse to the south of the site must be considered. 3rd party land permission must be sought and refused before Yorkshire Water would consider this means of surface water to be conclusively ruled out.
- b.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.
- c.) As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.
- d.) As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public sewer at a restricted rate not to exceed 3.5 litres per second.





YorkshireWater

3.) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yours faithfully

Reuben Thornton
Developer Services Team

