Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

For telephone enquiries ring:
Joe Summers on 03451 208482

Mathias Franklin
Head of Planning Services
Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

Your Ref: 2021/93689
Our Ref: X018839

6th December 2021

Dear Sir/Madam,

Land to the south of Ravensthorpe Road / Lees Hall Road, Dewsbury - Hybrid application for full planning permission for engineering works, drainage and utilities connection for the provision of site access from Forge Lane and Ravensthorpe Road and associated works; and for outline permission for erection of residential development and mixed use development (including community facilities) with associated works including the provision of internal estate roads and parking, landscape works (including provision of public open space, tree clearance/replacement/woodland management and ecological management) and sustainable urban drainage works drainage principles

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

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)

The development shall be carried out in strict accordance with the details indicated within the submitted report, "Surface Water Drainage Strategy' dated 24 September 2021, revision P04", unless otherwise agreed in writing with the Local Planning Authority. (In the interest of satisfactory and sustainable drainage)

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
(To ensure that no foul water discharges take place until proper provision has been made for their disposal)

Waste Water

1) The submitted 'Surface Water Drainage Strategy' dated 24 September 2021, revision P04 is acceptable. In summary, the report states that:
a) sub-soil conditions do not support the use of soakaways; and
b) a watercourse exists within the site, which connects to the public surface water sewer network where the following discharge rates have been agreed, which is a significant betterment to the existing 'greenfield' rates:
i) 3.5 (three point five) litres per second for the Northern section of the site (Cathment 1); and
ii) 5 (five) litres per second for the Southern section of the site (Catchment 2).
Connections are subject to Environment Agency / Local Land Drainage Authority / Internal Drainage Board requirements.

2) As no foul water drainage proposals have been outlined as part of this proposal, foul water domestic waste can discharge to the 375 mm diameter public combined sewer recorded in Ravensthorpe Road, at a point to the north of the site. This is subject to a robust build rate profile and start date.

NOTE: from the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required foul water discharge must not exceed 8.5 (eight point five) litres per second.

3) On the statutory sewer map, there are large public surface water and combined sewers within the northern part of the site within the public highway. In this instance, Yorkshire Water would look for this matter to be controlled under the NRASWA Section 84 code of practice.

Notes For The Developer:

i) 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 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 'Codes for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Water Supply

NOTE: Assorted mains of varying materials and sizes and fittings lie within redline boundary, if not required, these would need to be disconnected and removed. All costs to be borne by Developer.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services