



YorkshireWater

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For telephone enquiries ring:
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Your Ref: 2021/94208

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Our Ref: X021964

Dear Sir/Madam,

Former North Bierley Waste Water Treatment Works, Cliff Hollins Lane, Oakenshaw, BD12 7ET - Outline application for re-development of former waste water treatment works, including demolition of existing structures to provide employment uses (Use Classes E(g)(ii); E(g)(iii); B2 and B8)

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 development shall be carried out in strict accordance with the details indicated within the submitted report, "Flood Risk Assessment prepared by Civic Engineers, dated 27 October 2021", unless otherwise agreed in writing with the Local Planning Authority. (In the interest of satisfactory and sustainable drainage)





No building or other obstruction, including trees and landscape features, shall be located over or within 6 (six) metres either side of the centre lines of all sewers with a diameter equal to or greater than 600 mm i.e. a protected strip widths of 12 (twelve) metres per sewer that cross the site. If the required stand-off distances are to be achieved via diversion or closure of any sewers, the developer shall submit evidence to the Local Planning Authority that the relevant diversion or closure has been agreed with the relevant statutory undertaker.

(In order to allow sufficient access for maintenance and repair work at all times)

No development shall commence until details of ensuring permanent access throughout all phases of the development to Moorend Combined Sewer Overflow and the associated syphon sewer have been submitted to and approved by the Local Planning Authority. Furthermore no construction activity shall commence in the affected area(s) of the site until the approved works have been implemented to the satisfaction of the Local Planning Authority.

(In order to allow sufficient access for maintenance and repair work at all times)

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, the point(s) of connection and appropriate phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required, the peak pumped foul water discharge must not exceed 6 (six) litres per second. 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)

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)



No construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken. (In the interest of public health and maintaining the public sewer network) -

The site shall be developed with separate systems of drainage for foul and surface water on and off site.

(In the interest of satisfactory and sustainable drainage)

Waste Water

1) The submitted Flood Risk Assessment prepared by Civic Engineers, dated 27 October 2021 is acceptable. In summary, the report states that:

- a) foul water will discharge to a foul pumping station within the adjacent development boundary (subject to the owner's consent);
- b) sub-soil conditions do not support the use of soakaways; and
- c) that surface water will discharge to watercourse (Hunsworth Beck) – connection subject to Environment Agency / Local Land Drainage Authority / Internal Drainage Board requirements. The landowners consent will be required for the construction of a new outfall structure.

As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.



NOTE: If the adjacent developer's proposed drainage arrangements are to be adopted (under Section 104, Water Industry Act 1991), then a connection of this site's foul drainage could prejudice such a proposal. As stated above, the developer of the adjacent site's sewerage system must give consent in writing. If no consent can be granted, foul water domestic waste should discharge to the 1125 mm diameter public combined water sewer recorded upstream of the existing transfer inlet at a point outside of the Yorkshire Water retained land. If sewage pumping is required, the maximum pump rate shall not exceed 6 (six) litres per second.

2) On the Statutory Sewer Map, there are various public sewers crossing the site, namely:

- a) 600 mm diameter public surface water sewers;
- b) 900 mm diameter public combined sewers;
- c) 1125 mm diameter public combined sewers;
- d) 1350 mm diameter YW maintained combined sewers;
- e) 900 mm diameter YW maintained combined sewers;
- f) 1200 mm diameter YW maintained combined sewers;
- g) 800/1200 mm diameter YW maintained syphon overflow sewers (Vehicular access, including with large tankers, could be required at any time); and
- h) 100 mm diameter public combined sewers.

It is essential that the presence of this infrastructure is taken into account in the design of the scheme. It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

For all sewers with a diameter equal to or greater than 600 mm, a stand-off distance of 6 (six) metres is required at each side of the sewer centre-lines i.e. a protected strip width of 12 (twelve) metres per sewer.

In the instance of the 100 mm diameter public sewer, any building proposals are to be controlled by Requirement H4 (of the Building Regulations 2015).

NOTE: A proposal by the developer to alter/divert a public sewer will be subject to YW requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.



3) Owing to the criticality of the Yorkshire Water maintained assets crossing the site, the developer will be required to formalise access arrangements prior to construction on site. There are also combined sewer overflows (CSO) and outfalls to watercourse, under the control of Yorkshire Water, located near to the site. Vehicular access, including with large tankers, could be required at any time.

The proximity of the existing CSOs and outfalls to watercourse to the site may mean a loss of amenity for future residents / workers. In order to minimise the risk of odour, noise and nuisance, industry standards recommend that habitable buildings should not be located within 15 (fifteen) metres of the existing CSOs/outfalls. To reduce the visible impact of the installation, the erection (by the developer) of suitable screening is advised. -

4) During the construction phase of the development, adequate measures should be implemented to ensure that all of the sewers crossing the site are protected from additional loading from plant machinery.

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/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;

ii) The developer is required to consult with Yorkshire Water's Trade Effluent team (telephone 03451 242424) on any proposal to discharge trade effluent to the public sewer network;

iii) Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network; and



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iv) Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services

