

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

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482

Email:
planningconsultation@yorkshirewater.co.uk

Your Ref: 2021/94280
Our Ref: X022438

5th January 2022

Dear Sir/Madam,

Land at Lady Ann Road, Soothill, Batley – Erection of 67 dwellings with associated works

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 development shall be carried out in accordance with the details shown on the submitted plan, "Drainage Feasibility Layout' 116.013 SK10 dated 05/03/21 ", unless otherwise agreed in writing with the Local Planning Authority.
(In the interest of satisfactory and sustainable drainage)**



YorkshireWater

1.) Yorkshire Water has no objection in principle to the drainage information submitted on drawing 'Drainage Feasibility Layout' 116.013 SK10 dated 05/03/21 that has been prepared by OEC, namely

- a.) The proposed separate systems of drainage on site and off site.
- b.) The proposed amount of domestic foul water to be discharged to the public combined water sewer
- c.) The proposed amount of curtilage surface water to be discharged to watercourse
- d.) The proposed point of discharge of foul combined sewer

2.) On the Statutory Sewer Map, there is a 225mm and 375mm diameter public combined water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

- a.) 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.
- b.) In this instance of the 375mm, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer. This stand-off appears adhered to in the drawing
- c.) In this instance of the 225mm, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010).
- d.) A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

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

