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**Yorkshire Water Services**  
**Developer Services**  
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**Your Ref: 2021/94280**  
**Our Ref: Y014662**

**5th January 2023**

Dear Sir/Madam,

**land at, Lady Ann Road, Soothill, Batley, WF17 0PY - Erection of 65 dwellings with associated works**

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

**Waste Water**

**NOTE- it appears from the submitted site layout that new tree planting will be sited within 5 metres of the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore OBJECT to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the sewers. For further information, the developer should contact our Developer Services Team: telephone 0345 120 84 82 (option 1) or email [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk).**



YorkshireWater

1.) The layout / landscaping details submitted on drawing 'Landscape Proposals' 0138 GA-004 (rev PL01) dated that has been prepared by Topia requires 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 appears to show new tree planting within 5 metres of the public sewer network.

2.) On the Statutory Sewer Map, there is a 375 mm 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, 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.

c.) In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.

d.) There should be no new tree planting within 5 metres of the public sewer network.

Yours faithfully

**Reuben Thornton**  
**Developer Services Team**

