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Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
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Your Ref: 2022/91477
Our Ref: Y010595

For enquiries contact:
Becca Khan on
planningconsultation@yorkshirewater.co.uk
Or Tel: 0345 120 8482

22nd September 2023

Dear Sir/Madam,

Land off Lindley Moor Road, Lindley, Huddersfield – Hybrid planning application for erection of an industrial unit for E(g)/B2/B8 use with associated access, parking, groundworks and landscaping in conjunction with an outline application for mixed use development use class E(a), E(b), E(g), B2 and B8

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:

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) the means of discharging to the public surface water sewer network at a rate to not exceed 10.5 litres per second; and**
- ii) if the required discharge is to be achieved via diversion or requisition, the developer shall submit evidence to the Local Planning Authority that the diversion or requisition has been agreed with the relevant statutory undertaker and that, prior to any piped discharge of surface water, the approved works have been undertaken.**

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

The submitted Flood Risk and Drainage Assessment prepared by Weetwood, dated August 2023 is acceptable.



YorkshireWater

In summary, the report states that

- i) Foul water will discharge to public combined sewer network
- ii) Sub-soil conditions do not support the use of soakaways
- iii) The site is remote from watercourse. The LLFA (Lead Local Flood Authority) have agreed a rate of discharge of 10.5 litres/second to the watercourse to the east of the site. The developer will be required to enter into either; a Section 98 or Section 185 of the Water Industry Act 1991 agreement in order to discharge to the existing public surface water sewer network.

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

Becca Khan

Pre-Development Sewerage Technician