



YorkshireWater

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Your Ref: 2022/91477
Our Ref: Y010595

Yorkshire Water Services
Developer Services
Sewerage Technical Team
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3rd March 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) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and**
- ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.**

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





YorkshireWater

1.) The submitted Flood Risk and Drainage Assessment prepared by Weetwood, (Rev v1.2) dated January 2023 requires amendments, but if planning permission is granted, the matter can be dealt with via condition.

In summary, the report states that

- a.) Foul water will discharge to public combined sewer
- b.) Sub-soil conditions do not support the use of soakaways
- c.) Surface water will discharge to 150 mm diameter public surface water sewer via storage with restricted discharge of 10.5 litres/second.

This is unacceptable. If the developer wishes to discharge to the public surface water sewer flows should be restricted to 3.5 litres/second.

Yours faithfully

Reuben Thornton
Developer Services Team

