



YorkshireWater

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Yorkshire Water Services
Developer Services
Pre-Development Team
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For telephone enquiries ring:
Joe Summers on 03451 208482

Your Ref: 2022/92194
Our Ref: Y011226

11th August 2022

Dear Sir/Madam,

Land adj 21 Thomas Street, Lindley, Huddersfield - Outline application for erection of care home (Use Class C2) of up to 60 beds with associated access

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 shown within the submitted report, "Flood Risk Assessment and Drainage Management Strategy prepared by Betts Hydro , dated 11 May 2022".

(In the interest of satisfactory and sustainable drainage)

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1) The submitted Flood Risk Assessment and Drainage Management Strategy prepared by Betts Hydro, dated 11 May 2022 is acceptable. In summary, the report states that:

- a) foul water will discharge to the 225/300 mm diameter public combined sewer recorded in Thorncliffe Street;
- b) sub-soil conditions do not support the use of soakaways; and
- c) as a result, curtilage surface water may discharge to the 225/300 mm diameter public combined sewer recorded in Thorncliffe Street, at a maximum rate of 5 (five) litres per second.

2) On the statutory sewer map, there is an abandoned (method unknown) 225 mm diameter public combined sewer recorded to cross the site. In this instance, building-over may take place under the control of Part H4 Building Regulations 2010; however, if it is not required, and if the sewer is in situ, then it can be grubbed out and capped off at the site boundary.

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;





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ii) 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

iii) 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