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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: 2022/92406
Our Ref: Y011528

18th August 2022

Dear Sir/Madam,

Land Adj 67 Chapelgate, Scholes, Holmfirth - Erection of 10 affordable dwellings, with access from Chapelgate and associated works, including resident play zone

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 site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed. The maximum foul water pump rate shall be restricted to 2.5 (two point five) litres per second. (In the interest of satisfactory and sustainable drainage)

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority. (To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

1) It is noted from the submitted planning application that surface water is proposed to be drained to watercourse, via an existing highway drain located just outside of the eastern site boundary. We fully endorse this proposal.

The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. The landowners consent will be required for the construction of a new outfall structure.

As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

2) The foul water proposals are acceptable in principle. The submitted 'Drainage Strategy' 100 revision P1, dated 07/04/2022 indicates that foul water from the site will discharge via a pumped connection (of 2.5 (two point five litres) per second) to a foul sewer to the north of the site, within the pavement.



YorkshireWater

NOTE: The foul sewer indicated is not recorded on the statutory sewer map; however, it has been surveyed and is shown as a 'shared' sewer (i.e. from another curtilage/property). As such, it is deemed to have been adopted under 'The Big Transfer' in 2011.

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.

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services



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