

Mathias Franklin
Head of Planning Services
Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

Your Ref: 2022/92081
Our Ref: Y010093

For enquiries contact:
Becca Khan on
planningconsultation@yorkshirewater.co.uk

20th July 2022

Dear Sir/Madam,

Land at Huddersfield Road/Leeds Road, Birstall, Batley - Demolition of existing buildings and erection of retail food store with associated parking and landscaping

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.
(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)**

No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public sewer i.e. a protected strip width of 6 metres, that crosses the site. Furthermore, no construction works in the relevant area of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be



YorkshireWater

**retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.
(In the interest of public health and maintaining the public sewer network)**

1. On the Statutory Sewer Map, there is a 300 mm diameter public combined 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. 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.

A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

2. Yorkshire Water has no objection to:

- 1) The proposed sewer diversion (subject to the requirements of Section 185 Water Industry Act 1991).
- 2 The proposed building stand-off from public sewer centre-line of three metres
- 3) The proposed separate systems of drainage on-site and off-site
- 4) The proposed amount of domestic foul water to be discharged to the public combined sewer network
- 5) The proposed point of discharge of foul water to the public combined sewer crossing the site

submitted on drawing E20/7706/01C (revision C) dated 10/06/2022 that has been prepared by Haigh Huddleston.

The submitted drawing shows surface water proposed to be drained to culverted watercourse.

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption and diversion 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.

3. Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

It is noted from the submitted planning application that surface water is proposed to be drained to culverted watercourse.

Yours faithfully





YorkshireWater

Becca Khan

Pre-Development Sewerage Technician

