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Your Ref: 2023/90024
Our Ref: Z000502

9th February 2023

Dear Sir/Madam,

George Hotel, St George's Square, Huddersfield - Partial demolition of a listed building to facilitate refurbishment and extension of the George Hotel to form a 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room)

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Water Supply

A water supply can be provided under the terms of the Water Industry Act, 1991.

- 1.) This site can be supplied subject to property height and demand, expected pressures are approx. 52m - 57m at ground floor level.
- 2.) 2 x private mains with meters lie within redline boundary. These would need to be disconnected and removed and all costs to be borne by Developer.
- 3.) There may be other private water mains crossing the site for which the Company holds no records.
- 4.) Some off-site main-laying may be required at Developer's cost.



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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)

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 not to exceed 8.7 litres per second.**

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

1.) The submitted 'Drainage Strategy Note' 4217-RAM-ZZ-ZZ-RP-DR-00001 (rev P01) prepared by Ramboll, dated 12/12/22 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 water sewer
- b.) Infiltration testing has yet to be carried out.
- c.) A watercourse is remote from the site
- d.) Surface water will discharge to public combined sewer via storage with restricted discharge 8.7 litres/second
- e.) The means of surface water management has not been properly considered within the FRA/drainage report. Yorkshire Water requires further information regarding the means of draining surface water from the development

2.) The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

a.) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration is not reasonably practical before considering disposal to public sewer.





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- b.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.
- c.) As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public combined sewer at a restricted rate not to exceed 8.7 litres per second.

Yours faithfully

Reuben Thornton
Developer Services Team

