Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482

Email:
planningconsultation@yorkshirewater.co. uk

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

Your Ref: 2023/90348
Our Ref: Z002067

3rd May 2023

Dear Sir/Madam,

Former Hillhouse Bowling Club, King Cliff Road, Birkby, Huddersfield - Erection of community sports complex

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.) Approximate pressure at point of connection is estimated to be 55-60m/h however this may be subject to future pressure management by Yorkshire Water

2.) No live water mains on site, however there is an existing private copper supply pipe currently serving the property.

a.) This may need disconnecting prior to the development commencing, all costs to be borne by the developer

YorkshireWater

Waste Water

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 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)

No construction works in the relevant area(s) 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 retained at all times.
(In the interest of public health and maintaining the public sewer network)

1.) On the Statutory Sewer Map, there is a 150mm diameter public combined water 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.

a.) 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.
b.) In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.

c.) This asset should be adequately protected from loading, vibration and damage from plant and machinery during construction.

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 or watercourse are not reasonably practical before considering disposal to public sewer.
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.) There is culverted watercourse on Jack Bridge that may prove a means of surface water disposal.
d.) As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.
e.) 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 sewer at a rate of discharge not to exceed 3.5 litres per second.

Yours faithfully

Reuben Thornton
Developer Services Team