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**Your Ref: 2023/90531**  
**Our Ref: Z001956**

**25th April 2023**

Dear Sir/Madam,

**Highgate Beds Ltd, Bretton Street, Savile Town, Dewsbury, WF12 9DB – Demolition of existing warehouse building and erection of mixed use retail warehouse (Use Class B8), showroom (Ea) and office (B2)**

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

**Water Supply**

**No construction works in the relevant area(s) of the site shall commence until measures to protect the public water supply 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 water supply)**

- 1.) There is a 3 inch Cast Iron supply pipe running through site, with a private main connecting to it. This should be disconnected prior to the demolition.
- 2.) The main should be protected from loading, vibration and damage during construction.



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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:-**

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;**
- b) evidence of existing positive drainage to public sewer and the current points of connection; and**
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.**

**(To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)**

1.) The submitted 'Drainage Impact Assessment' KH/DG/46486-Rp001-Rev A prepared by Alan Wood , dated 9/12/21 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.) Sub-soil conditions likely do not support the use of soakaways, however infiltration testing should be carried out to confirm.
- c.) A watercourse is remote from the site
- d.) Surface water will discharge to public surface water sewer via storage with restricted discharge of 37.9 litres/second - Yorkshire Water do not agree to this as the existing impermeable area has not been proven. Additionally, the runoff from permeable areas has been included in the calculations, which is not acceptable.
- e.) A petrol oil interceptor will be included.
- f.) 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





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2.) On the Statutory Sewer Map, there is a 600mm diameter public surface 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, a stand-off distance of 3.5 (three point five) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

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

3.) 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.

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.

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 surface water sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event. Run off from permeable areas should not be included in this calculation.

f.) The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

Yours faithfully

**Reuben Thornton**  
**Developer Services Team**

