



YorkshireWater

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Your Ref: 2023/90668
Our Ref: Z001574

31st March 2023

Dear Sir/Madam,

Grange Moor Coachworks, Barnsley Road, Grange Moor, Huddersfield - Erection of B2/B8 Industrial Unit and associated works

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 from gravity subject to property height and demand, expected pressures are approx. 25m - 40m at ground floor level.
- 2.) There may be private water mains crossing the site for which the Company holds no records.
- 3.) Some off-site main laying may be required.





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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:

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(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. 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)

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the local planning authority. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 4 (four) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

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

1.) Yorkshire Water has no objection in principle to submitted on drawing 'Drainage Strategy' P3849-DR-01 (revision 1) dated 22/02/23 that has been prepared by Avie, namely: -

- a.) The proposed sewer diversion (subject to the requirements of Section 185 Water Industry Act 1991), though further clarification needed.
- b.) The proposed separate systems of drainage on site and off site





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- c.) The proposed amount of domestic foul water to be discharged to the public sewer via pump station – foul pumped rate required
- d.) The proposed amount of curtilage surface water to be discharged to watercourse
- e.) The proposed point(s) of discharge of foul and surface water to the respective public sewers and watercourse.
- f.) The proposed use of the petrol/oil/grit separator/interceptor

2.) On the Statutory Sewer Map, there is a small 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.) Normally Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010), however due to the size of the building, the development falls outside the scope of H4
- c.) In this instance, a stand-off distance of 3 (three) 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.
- d.) 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.

3.) Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

a.) From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required, the peak pumped foul water discharge must not exceed 4 (four) litres per second.

4.) The submitted drawing shows surface water proposed to be drained to watercourse – Yorkshire Water fully endorse this means of surface water disposal.

a.) 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.

Yours faithfully

Reuben Thornton

Developer Services Team

