

12 Highroyd, Lepton, Huddersfield
Planning Application

Appendix A

Correspondence from Yorkshire Water regarding easement:



Planning Consultation Mailin

to me ▾

Good Morning Gareth

Given the depth of the sewer being relatively shallow, in this instance we will allow the stand off to be 3 metres instead of 3.5.

I will send a letter to the planners removing out objection.

Kind Regards



Reuben Thornton
Development Control Technician
Developer Services
0779 061 6373
yorkshirewater.com/developers

From: Reuben Thornton <Reuben.Thornton@yorkshirewater.co.uk>

Sent: 06 February 2023 08:31

To: Planning Consultation Mailin <planningconsultation@yorkshirewater.co.uk>

Subject: FW: Survey Report 12 Highroyd, Lepton, Huddersfield, HD8 0EB



YorkshireWater

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

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

Tel: 0345 120 8482

Email:
planningconsultation@yorkshirewater.co.uk

Your Ref: 2022/62/93686/W
Our Ref: Y013973

16th February 2023

Dear Sir/Madam,

12, Highroyd, Lepton, Huddersfield - Demolition of existing conservatory and erection of single and two storey side and rear extension

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

Waste Water

1.) Yorkshire Water has no objection in principle to the drainage details submitted on drawing 'Proposed Plans and Elevations' 0110/2017-05 dated October 22, namely: -

a.) The proposed building stand-off from public sewer centre-line (of three metres)

2.) On the Statutory Sewer Map, there is a 450 mm 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.





YorkshireWater

b.) 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.

c.) 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.

Yours faithfully

Reuben Thornton
Developer Services Team

