



YorkshireWater

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Your Ref: 2023/91116

Our Ref: Z002461

20th February 2024

Dear Sir/Madam,

Land off Primrose Lane, Hightown, Liversedge – Erection of 77 dwellings, with access from Darley Road and associated works (Revised Description)

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

Water Supply

Yorkshire Water maintains the objection

1.) The drainage and layout details submitted on drawing 'Proposed Site Layout' 3416-1-001 (revision DD) dated 26/01/24 that has been prepared by Niemen is not acceptable. The following point(s) should be addressed:

- a.) the submitted drawing appears to show proposed 'sewerage diversion by others' – there is not public sewerage on the site, also who are the 'others' referred too?
- b.) the submitted drawing should show the site-surveyed position of the public watermain crossing the site.
- c.) the submitted drawing should show the required watermain legal easement – or agreed alternate scheme





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2.) On the Statutory Sewer Water main map, there is a 700mm diameter ductile Iron water main 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.) In this instance, a legal easement of 12 metres (6 metres either side) 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 main.

b.) The mapped position of the watermain is indicative only and should be confirmed by on-site survey. Please contact tech.support.engineer.west@yorkshirewater.co.uk to arrange site survey.

c.) There should be no new tree planting within 6 metres of the public sewer.

d.) A proposal by the developer to alter/divert a public watermain 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