



YorkshireWater

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Your Ref: 2023/91116
Our Ref: Z002461

Yorkshire Water Services
Developer Services
Sewerage Technical Team
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15th March 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

A water supply can be provided under the terms of the Water Industry Act, 1991.

No building or other obstruction including landscape features shall be located over or within 6 metres either side of the centre line of the public water main i.e. a protected strip width of 12 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 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. If the required stand-off or protection measures are to be achieved via diversion or closure of the water main, 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 water supply)





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1.) The proposed site layout shown on drawing 'Proposed Site Layout' 3416-1-001 (Rev Ee) dated 01/03/24, as prepared by Niemen, shows an acceptable design diversion for the on-site water main water main, to be completed through a section 185 diversion application.

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.

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:

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 not to exceed 3.5 litres per second. (To ensure that no surface water discharges take place until proper provision has been made for its disposal)

1.) The submitted 'Flood Risk Assessment' 47685 (issue 5) prepared by 05/01/21, dated 05/01/2024 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 foul water sewer

Sub-soil conditions do not support the use of soakaways

b.) A watercourse exists near to the site - 3rd party permission will be required to be sought and refused before this means of surface water disposal has been conclusively ruled out.

c.) Surface water will discharge to public surface water sewer via storage with restricted discharge of 3.5litres/second.

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.) 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 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.) 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.

d.) 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 at a restricted rate of discharge not to exceed 3.5 litres per second.

3.) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yours faithfully

Reuben Thornton
Developer Services Team

