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**Yorkshire Water Services**  
**Developer Services**  
**Sewerage Technical Team**  
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**Your Ref: 2023/91212**  
**Our Ref: Z002464**

**1st June 2023**

Dear Sir/Madam,

**Land off Bankfield Drive, Holmebridge, Holmfirth, HD9 2PH - Erection of 16 dwellings with access from Laithe Avenue**

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.) Connection can be made from Laithe Avenue.
  - a.) Point of connection at 209.5m AOD. Min. Pressure at Point of Connection - 23m.
  - b.) This section of network is under pressure management control ( PRV at Shaw Lane). If needed, PRV can be adjusted.



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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:

**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 drainage details submitted on drawing 21043 101 (revision C) dated 28/03/2023 that has been prepared by Advant Engineers require amendments, but if planning permission is granted, the matter can be dealt with via condition. The following points should be addressed:

- a.) evidence should be submitted to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted
- b.) evidence of existing impermeable areas positively draining to the public sewer is required to prove rate of discharge of 8.8 litres/second.

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 infiltration or watercourse are not reasonably practical before considering disposal to public sewer.
- b.) 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. The surface water discharge from the site should be restricted to a rate of flow no greater than 3.5 litres/second.
- c.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.





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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 should contact our Developer Services Team (telephone 0345 120 84 82, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition as supplemented by Yorkshire Water's requirements.

Yours faithfully

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

