YorkshireWater

Yorkshire Water Services
Developer Services
Sewerage Technical Team
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Mathias Franklin
Head of Planning Services
Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

Your Ref: 2023/91300
Our Ref: Z003019

27th June 2023

Dear Sir/Madam,

Newsome Mills, Hart Street, Newsome, Huddersfield - Redevelopment, consisting of alteration, extension, and part demolition of Grade II listed Newsome Mills complex to host 45 apartments and erection of 33 dwellings, with 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.) Connection can be available from 6" main at Hart Street. Min. Pressure at OC 21.5m, max. pressure 23.5m. Point of Connection - GRID.REF.-414401.2 414902.67.

a.) This section of network is under pressure management control (PRV). Pressure regulation can be available up. Private main running across developer site needs to be disconnected from Ruth Street.

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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:

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 & Drainage Strategy Report' 21197/FRADSR001 (issue 1) prepared by Bright Young, dated 19/05/2023 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 combined water sewer
b.) Sub-soil conditions do not support the use of soakaways
c.) A watercourse is remote from the site.
d.) Surface water will discharge to public combined water sewer via storage with restricted discharge of 5 litres/second - Yorkshire Water does not agree to this rate.
e.) 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

2.) Given that the site has been derelict since at least 2009, and the CCTV report is inconclusive for the purposes of proving the drained impermeable area, the site should be treated as Greenfield.

a.) It is stated that the PPSE has given a surface water discharge of 5 litres per second, however as PPSE are only valid for 1 year, this rate cannot be adhered to
b.) Given the above points, curtilage surface water may discharge to public combined sewer at a restricted rate of discharge not to exceed 3.5 litres per second.

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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/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