



YorkshireWater

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Your Ref: 2023/91491

Our Ref: Z003156

6th July 2023

Dear Sir/Madam,

Prickleden Mills, Woodhead Road, Holmfirth – Erection of 61 age-restricted apartments with ancillary accommodation including separate residents lounge and manager facilities and associated external works, including the erection of access bridge and riverside walk featuring two pedestrian bridges

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

Waste Water

NOTE- it appears from the submitted site layout that buildings will be sited over the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore OBJECT to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the sewers. For further information, the developer should contact our Developer Services Team: telephone 0345 120 84 82 (option 1) or email technical.sewerage@yorkshirewater.co.uk.





YorkshireWater

1) On the Statutory Sewer Map, there is a 300 mm diameter public combined sewer crossing the site. In this instance, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line.

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.

b.) The submitted proposed block plan (100)10 (rev D) dated 19/06/23 as prepared by Acumen, indicates that the northernmost building will be situated directly over, if not very close to the 300 mm diameter sewer, which is not acceptable.

2) We strongly recommend that the developer conducts a site survey to determine the accurate location of all on-site drainage, so the layout can be altered to suit the sewer's associated stand-off distance.

b) 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.

NOTE: there are also numerous 150 mm and 225 mm diameter combined sewers crossing the site. In the instance of these small diameter sewers, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2000).

Yours faithfully

Reuben Thornton
Developer Services Team

