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Your Ref: 2023/92448
Our Ref: Z004331

29th September 2023

Dear Sir/Madam,

Former Cooper Bridge Waste Water Treatment Works, Leeds Road, Huddersfield - Outline application for erection of B8 industrial unit

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

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 development shall be carried out in accordance with the details shown on the submitted report, "Flood Risk Assessment' LD10590 RPT-001 (rev V1.0) prepared by Wardell Armstrong, dated August 2023", unless otherwise agreed in writing with the Local Planning Authority.

(In the interest of satisfactory and sustainable drainage)



YorkshireWater

1.) The submitted 'Flood Risk Assessment' LD10590 RPT-001 (rev V1.0) prepared by Wardell Armstrong, dated August 2023 is acceptable.

In summary, the report states that

a.) Foul water will discharge to public foul water sewer at a restricted
b.) A watercourse exists near to the site -- connection subject to Environment Agency / Local Land Drainage Authority / Internal Drainage Board requirements - surface water will discharge to this

2.) The proximity of the existing wastewater treatment works (WWTW) may mean a loss of amenity for future residents / workers. In order to minimise the risk of odour, noise and nuisance, industry standards recommend that habitable buildings should not be located 15 (fifteen) metres of the existing WWTW. To reduce the visible impact of the installation, the erection (by the developer) of suitable screening is advised. -

Yours faithfully

Reuben Thornton
Developer Services Team

