



YorkshireWater

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Your Ref: 2023/92490
Our Ref: Z004563

Yorkshire Water Services
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For telephone enquiries ring:
Reuben Thornton; on 0345 120 8482;

21st September 2023

Dear Sir/Madam,

Former Dowker Works, Dowker Street, Milnsbridge, Huddersfield, HD3 4JX - Erection of 38 dwellings with associated access and landscaping (within a Conservation Area)

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.) The connection has been approved and is Gravity fed.
 - a.) This section of network is under pressure management (Pressure reduction valve PRV) - a small PRV adjustment will be required. Point of connection at 411599.6 416017.27.
 - b.) Minimum Pressure at POC - 54.7m at 92.4m head. Maximum Pressure 57.7m at 92.4m head.





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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)

No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public sewer i.e. a protected strip width of 6 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 sewerage 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 sewer, 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 sewer network)

1.) The submitted 'Flood Risk Assessment & Drainage Strategy Report' 2223-043 (REV p02) prepared by AJP, dated 24/08/23 requires amendments, but if planning permission is granted, the matter can be dealt with via condition.





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In summary, the report states that

- a.) Foul water will discharge to public combined water sewer
- b.) Sub-soil conditions do not support the use of soakaways - infiltration testing should be carried out to confirm this
- c.) A watercourse exists near to the site however it is too shallow to be used for surface water disposal.
- d.) Surface water will discharge to public combined sewer via storage with restricted discharge of 5 litres/second - it is not clear if this rate is derived from brown or greenfield calculations, however as the site has been abandoned since 2014, it should be treated as greenfield, and discharge not exceed 3.5 litres per second.
- e.) Onsite 300mm public combined sewer will be diverted or abandoned.
- f.) 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.) The drainage details submitted on drawing 'Drainage Layout' S2 223-043 (revision P02) dated 16/08/2023 that has been prepared by AJP require amendments, but if planning permission is granted, the matter can be dealt with via condition. The following point(s) should be addressed:

a.) the submitted drawing appears to show a culverted watercourse under the ownership of Yorkshire Water - Yorkshire Water does not own culverted watercourses.

3.) On the Statutory Sewer Map, there is a 300mm diameter public combined water sewer 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.) 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.) In this instance, a stand-off distance of 3 (three) metres 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 manholes on the sewer.

c.) 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.

4.) 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 is not reasonably practical before considering disposal to public sewer.





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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 combined sewer at a restricted rate of discharge not to exceed 3.5 litres per second.

5.) 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

