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**Yorkshire Water Services**  
**Developer Services**  
**Pre-Development Team**  
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**BD3 7AY**

**Your Ref: 2023/92633**  
**Our Ref: A000484**

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**Or Tel: 0345 120 8482**

**16th February 2024**

Dear Sir/Madam,

**St Marys Rc Church, Upton Street, Carlinghow, Batley, WF17 8PH - Demolition of buildings and erection of residential development (within a Conservation Area)**

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

**Water Supply**

1. Company records show a 3-inch diameter private supply pipe that enters the development site. This will require cutting and capping at the 4-inch diameter water main in Upton Street prior to any demolition work.
2. A second 3-inch diameter private supply pipe to Saint Mary's Church will need to be maintained and protected during any demolition and construction work. As this is a private pipe the developer will need to liaise with the pipe owners, presumed to be St Mary's church.
3. A water supply can be provided under the terms of the Water Industry Act, 1991.

**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**

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;**
  - b) evidence of existing positive drainage to public sewer and the current points of connection; and**
  - c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30 % reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.**
- (To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)**

1. Sustainable development requires appropriate surface water disposal and 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.

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 sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.

The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

2. Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

#### Notes For The Developer:

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](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 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yours faithfully

**Becca Khan**  
**Pre-Development Sewerage Technician**