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Yorkshire Water Services
Developer Services
Pre-Development Team
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Your Ref: 2023/92712
Our Ref: Z005076

For enquiries contact:
Becca Khan on
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16th November 2023

Dear Sir/Madam,

Land adjacent 36 Oxford Road, Dewsbury – Erection of 40 bed care home and 12 independent supported living units (use class C2) with associated works including the formation of car park and service access

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:

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works. (To ensure that no foul water discharges take place until proper provision has been made for their disposal)

The development shall be carried out in accordance with the details shown on the submitted Surface Water Management Report prepared by CCS Consulting, Revision B dated October 2023, unless otherwise agreed in writing with the Local Planning Authority. (In the interest of satisfactory and sustainable drainage)

1. The submitted Surface Water Management Report prepared by CCS Consulting, Revision B dated October 2023 is acceptable.



YorkshireWater

In summary, the report states that

- i) Sub-soil conditions do not support the use of soakaways
- ii) The site is remote from watercourse
- iii) Surface water will discharge to the 500 mm diameter public surface water sewer in Oxford Road sewer via storage with restricted discharge of 3.9 litres/second upto and including 1 in 100 year return period plus 45% climate change.

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.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

Yours faithfully

Becca Khan
Pre-Development Sewerage Technician

