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Yorkshire Water Services
Developer Services
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Your Ref: 2023/92966
Our Ref: Z005219

2nd December 2024

Dear Sir/Madam,

Land to the rear of 271 Cliffe Lane, Gomersal, Cleckheaton - Demolition of existing dwelling and erection of 97 dwellings including formation of a new access from Cliffe Lane, landscaping, public open space and all associated infrastructure and engineering works (Revised)

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 plan, "Drainage Strategy - On Site' 23054-C-DR 0100 (revision P8) dated Feb 2024 that has been prepared by Dart", unless otherwise agreed in writing with the Local Planning Authority.
(In the interest of satisfactory and sustainable drainage)



YorkshireWater

1.) Yorkshire Water has no objection in principle to the drainage details submitted on drawing 'Drainage Strategy - On Site' 23054-C-DR 0100 (revision P8) dated Feb 2024 that has been prepared by Dart, namely: -

- a.) The proposed separate systems of drainage on site and off site
- b.) The proposed amount of domestic foul water to be discharged to the public foul water sewer at a pumped rate of 4.75 litres per second.
- c.) The proposed amount of curtilage surface water to be discharged to watercourse.
- d.) The proposed point(s) of discharge of foul and surface water to the respective public sewers and watercourses.

2.) 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

