

**Mathias Franklin**  
**Head of Planning Services**  
**Kirklees Metropolitan District Council**  
**P.O. Box B93**  
**Civic Centre**  
**Huddersfield**  
**HD1 2JR**

**Yorkshire Water Services**  
**Developer Services**  
**Pre-Development Team**  
**PO BOX 52**  
**Bradford**  
**BD3 7AY**

**Your Ref: 2023/93082**  
**Our Ref: Z005388**

**For enquiries contact:**  
**Becca Khan on**  
[planningconsultation@yorkshirewater.co.uk](mailto:planningconsultation@yorkshirewater.co.uk)  
**Or Tel: 0345 120 8482**

**10th November 2023**

Dear Sir/Madam,

**Land Adjacent 60 Northgate, Cleckheaton - Discharge of conditions 4 (foul and surface water drainage details), 8 (car park drainage), 22 (no building over sewer) and 25 (surface water disposal/rate of discharge) of previous permission 2022/91730 - Demolition of former dairy/snooker centre/storage and erection of 9 light industrial units**

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

**Waste Water**

Yorkshire Water has no objection to discharge condition 4, 8 and 25.

The submitted Drainage Assessment 2019/2514 (revision E) dated 22 September 2023 prepared by EWE Associates Ltd is acceptable.

In summary, the report states that

- i) Foul water will discharge via gravity to public combined water sewer network.
- ii) Sub-soil conditions do not support the use of soakaways.
- iii) Curtilage surface water will discharge to public combined water sewer located within Scott Lane to the north of the site via storage with a maximum restricted discharge of 13.1 l litres/second.
- iv) Due to site constraints both roof water and pavement drainage will pass through the interceptor before discharge to the public sewer.

Yorkshire Water has no objection to:

- i) The proposed separate systems of drainage on-site with combined off-site.
- ii) The proposed amount of domestic foul water to be discharged to the public combined water sewer network.
- iii) The proposed point of discharge of foul and surface water to the public combined water sewer



**YorkshireWater**

located within Scott Lane.

- iv) The proposed use of the petrol/oil/grit separator/interceptor.
- v) The exceedance flow route through the site.
- vi) The use of attenuation pipes.

submitted on drawing, Drainage Layout EWE/2514/01 (revision F) dated 18/04/2023 prepared by EWE Associates Limited.

Yorkshire Water objects to discharge of condition 22.

No evidence of a formal agreement under Section 185 or Section 116 of the Water Industry Act 1991 that the diversion or closure has been submitted.

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Yorkshire Water (under Sections 104 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, 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**

