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

Your Ref: 2023/93083
Our Ref: Z005264

For enquiries contact:
Becca Khan on
planningconsultation@yorkshirewater.co.uk
Or Tel: 0345 120 8482

1st November 2023

Dear Sir/Madam,

adj 33 Arthur Street, Golcar, Huddersfield – Demolition of detached garage and erection of 1 detached dwelling, formation of car parking spaces and access, associated landscaping, reconfiguration of parking spaces and access for existing dwelling

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

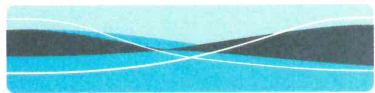
Waste Water

It appears from the submitted site layout that tree/s will be sited over the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore **OBJECT** to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the sewers. For further information, the developer should contact our Developer Services Team: telephone 0345 120 84 82 (option 1) or email technical.sewerage@yorkshirewater.co.uk.

1. On the Statutory Sewer Map, there is a 150 mm diameter public foul water sewer and a 225 mm diameter public surface 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. 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. Nor new trees to be planted within 5 metres of the sewer.

2. The details submitted on drawing, Plans as proposed (22137)2 dated September 2023 prepared by JG-d Architecture and Design requires amendments. The following point should be addressed:

i) the submitted drawing appears to show a tree directly over the line of the public sewer crossing the site which is not permitted. The submitted drawing should show the required stand-off from public sewer or an alternative scheme.



YorkshireWater

Yours faithfully

Becca Khan

Pre-Development Sewerage Technician

