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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

17th 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

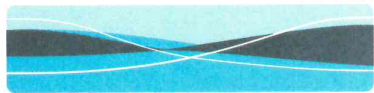
If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

**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 not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and**
- ii) the means of discharging to the public sewer network at a rate of 3.5 litres per second to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.
(To ensure that no surface water discharges take place until proper provision has been made for its disposal)**

1. On the Statutory Sewer Map, there is a 150 mm diameter public foul water sewer and a 225 mm



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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.

In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.

2. Yorkshire Water has no objection to the details submitted on drawing, Plans as proposed (22137)2 (revision A) dated November 2023 prepared by JG-d Architecture and Design which shows the proposed building stand-off from public sewer centre-line (of three metres) and no trees/ soft landscaping within 5 metres of the public sewer.

3. 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.

4. No information has been submitted about the surface water drainage. Sustainable development requires appropriate surface water disposal and Yorkshire Water promote the surface water disposal hierarchy. 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.

Only as a last resort curtilage surface water should discharge to the 225 mm diameter public surface water sewer recorded within Arthur Street, restricted so as not to exceed a maximum of 3.5 litres per second.

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) 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

