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Yorkshire Water Services
Developer Services
Pre-Development Team
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Your Ref: 2023/93539
Our Ref: Z006195

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Becca Khan on
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5th January 2024

Dear Sir/Madam,

Land adj Ledgard Bridge Mill, Back Station Road, Mirfield - Outline application, including considerations of access appearance, layout, and scale, for erection of a six-storey building to host 76 residential apartments (C3 use) and ancillary works comprising demolition of vacant building, formation of new access, parking areas, open space and landscaping; erection of cycle and bin refuse storage structures

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, Flood Risk Assessment prepared by EWE Associates, dated November 2023, unless otherwise agreed in writing with the Local Planning Authority.
(In the interest of satisfactory and sustainable drainage)

1. The submitted Flood Risk Assessment prepared by EWE Associates, dated November 2023 is acceptable.

In summary, the report states that a watercourse exists near to the site and surface water will discharge to the watercourse via storage with restricted discharge of 9.2 litres/second.

2. Foul water domestic waste should discharge to the 750 mm diameter public combined water sewer recorded in Back Station Road, to the north of the site.



Becca Khan
Pre-Development Sewerage Technician

