



YorkshireWater

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Your Ref: 2023/93597

Our Ref: A000519

For telephone enquiries ring:
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2nd December 2024

Dear Sir/Madam,

east of, Mill Lane, and Heaton Grange, Hanging Heaton, Batley, WF17 6EN – Reserved matters application pursuant to outline permission 2020/93777 for erection of residential development (19 dwellings)

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 condition 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





YorkshireWater

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 not exceeding 2.5 litres / second**

(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

1) The drainage details submitted on drawing 24004-LE-00-ZZ-DR-D-0100 (revision P01) dated 26/06/2024 that has been prepared by Lynas Engineers require amendments. The following point should be addressed:

a) Evidence should be submitted to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted

2) The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

a) Yorkshire Water promote the surface water disposal hierarchy and 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.

b) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.

c) As a last resort, The surface water discharge from the proposal to the public surface water sewer network must be restricted so as not to exceed 2.5 (two point five) litres per second.

Yours faithfully

George Mullaney
Town Planning Technician

