



YorkshireWater

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**Your Ref: 2024/90548**  
**Our Ref: A005108**

**4th November 2024**

Dear Sir/Madam,

**Former Riverside Works, Honley, Holmfirth – Erection of veterinary surgery (Use Class E) and associated works including formation car parking and landscaping**

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 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)**





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1.) The submitted 'DRAINAGE IMPACT ASSESSMENT' 6369-JPG-XX-XX-RP-D-0621-S2 (rev P02) prepared by JPG, dated 13/09/2024 requires amendments, but if planning permission is granted, the matter can be dealt with via condition.

In summary, the report states that

- a.) Foul water will discharge to public combined water sewer
- b.) Sub-soil conditions do not support the use of soakaways
- c.) A watercourse exists near to the site – discharge has been ruled out due to root protection (subject to advice from LPA – consultation response from LPA on trees does not mention this – please investigate further.
- d.) Surface water will discharge to public combined water sewer via storage with restricted discharge of 3 litres/second.
- e.) The means of surface water management has not been properly considered within the FRA/drainage report. Yorkshire Water requires further information regarding the means of draining surface water from the development

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 watercourse is 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, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public combined sewer at a restricted rate not to exceed 3 litres per second.

Yours faithfully

**Reuben Thornton**  
**Developer Services Team**

