

From: Paul Farndale
Sent: 21 April 2025 19:27
To: DC Admin; Nick Hirst
Subject: FW: Drainage Condition 16 and S38 TA - (ref: 0257-05 Plane Street, Huddersfield)
Attachments: PLANE STREET, HUDDERSFIELD HD4 6DF H-3-264-643; Newsome, Former school, Plane Street, 2024-91551.docx

Please find our comments attached and evidence of agreement with Yorkshire Water for sewer adoption to be uploaded to the web pages.

Kind regards,

PF

To:

Subject: RE: S104 Sewer Routing Amendment - (ref: 0257-05 Plane Street, Huddersfield)

Hi

Yes the attached Section 104 drawing is acceptable, I note the maximum discharge rate of 5 litres/second and the point of connection onto the 300mm diameter combined sewer in Plane Street.

Kind regards



George Mullaney

Town Planning Technician

Land and Property

0345 120 8482

yorkshirewater.com/developers

**Consultation Response from KC,
Lead Local Flood Authority**

**2024/91551 former, Stile Common Infant & Nursery School, Plane Street, Newsome,
Huddersfield, HD4 6DF**

**Discharge of conditions 11 (highway design), 12 (drainage road structure), and 16 (drainage
strategy) on previous permission 2020/92067 for erection of 30 dwellings**

Date Responded: 17th April 2025

Responding Officer: Paul Farndale

Responding Ref:

Condition 16 – Drainage Details

Sufficient information has now been received in order to discharge this condition.

A public sewer that has been closed off despite the live connections from highway gullies shall be rectified via arrangements with our section 38 team in liaison with flood management.

From: Linda Lancaster
Sent: 12 March 2025 12:50

Subject: PLANE STREET, HUDDERSFIELD HD4 6DF H-3-264-643

Follow Up Flag: Follow up
Flag Status: Flagged

**YORKSHIRE WATER SERVICES LIMITED
DEVELOPER SERVICES
PO BOX 52
BRADFORD
BD3 7AY**

**Fax: 01274 303047
For telephone enquiries ring:
Linda Lancaster on 0345 120 8482 (Option 1)**

12th March 2025

Your Ref:
Our Ref: U227353 / LL

Dear

**DEVELOPMENT AT: PLANE STREET, HUDDERSFIELD HD4 6DF
DEVELOPER: JACK LUNN LIMITED
AGREEMENT UNDER SECTION 104 OF THE WATER INDUSTRY ACT 1991 - H-3-264-643**

The design of the scheme is satisfactory for the proposed sewers to be adopted in accordance with an Agreement under Section 104 of the Water Industry Act 1991 and in accordance with the Design and Construction Guidance, Local Practices and Technical Standards contained within the Code for Adoption.

I am pleased to confirm that your site has now been issued **Technical Acceptance**.

MODEL SEWER ADOPTION AGREEMENT (MSAA)

You are now able to arrange the preparation of the Model Sewer Adoption Agreement for the site.

I. We can prepare the Engrossed Agreements

•If you would like us to prepare the Engrossed Agreements, please complete, sign and return the attached (link below) 'Request Form to Prepare Engrossed Agreements', with all supporting information.

https://www.yorkshirewater.com/media/goepvh4i/s104_engrossedagreement_request_24-25.pdf

- Once we are in receipt of the completed form, we will prepare the Engrossed Agreements to be sent out for signing.
- You will be invoiced for this in line with our current Charging Arrangements.

Please note that under Code for Adoption a draft version of the Agreement is not required.

DRAWINGS

The drawings that have received **Technical Acceptance** are as follows:

Drawing Reference Number	Drawing Title	Date of Assessment
257/05/05.01 Rev D	Private Drainage	13/06/2024
257/05/10 Rev B	Flood Exceedance Route	13/06/2024
257-05-07.02 Rev A	Typical Drainage Details Sheet 2	07/01/2025
257-05-07.01 Rev B	Typical Drainage Details Sheet 1	29/01/2025
STS3273-001 - STS3273-007 A	Attenuation Tank	29/01/2025
0257-05-12.01 Rev F	Flow control manhole S8	12/02/2025
257/05/11.01 Rev E	Demarcation Chamber Schedule	12/02/2025
0257-05-06.01 Rev H	Longitudinal Sections Sheet 1	12/02/2025
0257-05-03 Rev M	Section 104 Layout	19/02/2025
0257-05-06.02 Rev F	Longitudinal Sections Sheet 2	19/02/2025
0257-05-11.00 Rev G	Manhole Schedule	19/02/2025

- I. Please post to us three paper copies of the technical accepted S104 layout drawing no. 0257-05-03 Rev M.

The drawings that are submitted to us for inclusion within the S104 Agreement should be numbered the same as detailed above. If the drawing numbers are changed with no material changes relating to the design please ensure that a note is included within the revision table - 'This plan No..... is the same as the Technically Accepted (Plan No.....), but the reference number has changed to allow issue to site'. If there are any fundamental changes to the Technically Accepted drawings, then these alterations will need to be fully assessed and accepted before the S104 Agreement will be entered into.

****For this development I draw your attention to clause S.12.4 of the First Schedule to the Model Sewer Adoption Agreement as the downstream sewers to which this site discharges are currently private.**

You will have to incorporate the rights and covenants in the "Fourth Schedule" into the Land Transfer Deed/Agreement, where the transfer of a property or where land has a protected strip or part of it within the land. The Sewerage Undertaker may request a copy of the document for inspection.

SUPERVISION FEE

Please find attached quotation invoice for the Cash Bond. When making payment, please use the following reference number

The individual/company named in this application is the party liable for payment of the cash bond. In turn, any refund due will be paid to the original payee named on the cash bond.

Under the provisions of Section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes construction materials. Contravention of the provisions of Section 111 is a criminal offence.

Please note any approval under Sections 104 or 106 of the Water Industry Act 1991 is not an acceptance in respect to any planning conditions imposed under the Grant of Planning permission. The actual drainage conditions have been set via Yorkshire Water's Land and Planning team. Written confirmation from this team is required detailing the allowable discharge rates from the site which is still outstanding.

If you would like to discuss any of the points contained within this Technical Acceptance letter, please do not hesitate to get in touch.

Yours faithfully

Linda Lancaster
Adoptions Technician
Sewer Adoption, Diversion and Requisition Team
Developer Services



Linda Lancaster
Sewer Adoption & Diversion Technician
Developer Services (Customer Experience)

07870 483289
yorkshirewater.com/developers
My normal working days are Tuesday, Wednesday, Thursday & Friday



Getting things right for our customers
We'd love to hear about your experience with Developer Services, would you mind taking 5 minutes to **share your feedback today?**

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Need to talk to us? For the best way to get in touch with us, go to yorkshirewater.com/contact

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