



YorkshireWater

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Your Ref: 2024/91853
Our Ref: A003820

7th March 2025

Dear Sir/Madam,

Birkenshaw Liberal Club, 10, Croft Street, Birkenshaw, BD11 2HT – Erection of 21 dwellings with garages, formation of adoptable road, private road and parking spaces and new car park and beer garden for the Liberal Club (Revised Description)

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Water Supply

A water supply can be provided under the terms of the Water Industry Act, 1991.

No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public water main i.e. a protected strip width of 6 metres, that crosses the site. Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

(In the interest of public health and maintaining the public water supply)





YorkshireWater

1.) Yorkshire Water has no objection in principle to water main details submitted on drawing 'Drainage Strategy' 48785 (revision P05) dated 03/06/24 that has been prepared by Eastwood, namely: -

a.) The proposed water main diversion (subject to the requirements of Section 185 Water Industry Act 1991).

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 developments' proposed sewerage shall be carried out in accordance with the details shown on the submitted plan, "Drainage Strategy' 48785 (revision P05) dated 03/06/24 that has been prepared by Eastwood", unless otherwise agreed in writing with the Local Planning Authority. (In the interest of satisfactory and sustainable drainage)

1.) The submitted 'Flood Risk Assessment and Drainage Assessment' 4875-ECE-XXX-XX-RP-C-0004 (issue 2) prepared by Eastwood, dated 06/02/25 requires amendments, but if planning permission is granted, the matter can be dealt with via condition.

In summary, the report states that

a.) Sub-soil conditions do not support the use of soakaways due to ground water.

2.) Yorkshire Water has no objection in principle to the drainage details submitted on drawing 'Drainage Strategy' 48785 (revision P05) dated 03/06/24 that has been prepared by Eastwood, namely: -

a.) The proposed separate systems of drainage on site

b.) The proposed amount of domestic foul water to be discharged to the public combined water sewer

c.) The proposed amount of curtilage surface water to be discharged to the public combined water sewer at a restricted rate of 3.5litres/second

d.) The proposed point(s) of discharge of foul and surface water to the combined public sewers

3.) 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

Reuben Thornton
Land and Planning Team

