

From: [Emily Abbott](#)
To: [Emily Abbott](#)
Subject: FW: DEVELOPMENT AT: WESTGATE (LAND OFF), CLECKHEATON BD19 5DS H-3-264-963 / V102363
Date: 09 July 2024 15:08:46
Attachments: [image001.png](#)
[image005.png](#)
[image004.wmz](#)
[image006.png](#)

<[George.W.Mulheron](#)

Sent: Wednesday, May 22, 2024 4:08 PM

To: Nick Dunwoodie

Cc: Nathan Eastwood <

Subject: DEVELOPMENT AT: WESTGATE (LAND OFF), CLECKHEATON BD19 5DS H-3-264-963 / V102363

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**Queensberry Design Ltd
5 The Staithes
The Watermark
Gateshead
NE11 9SN**

**Yorkshire Water Services Limited
Developer Services
PO Box 52
Bradford
BD3 7AY**

Nick Dunwoodie

George Mulheron on

22nd May 2024

Your Ref:
Our Ref: V102363 / GM

Dear Nick,

**DEVELOPMENT AT: WESTGATE (LAND OFF), CLECKHEATON BD19 5DS
DEVELOPER: STRATA HOMES LTD
AGREEMENT UNDER SECTION 104 OF THE WATER INDUSTRY ACT 1991 - H-3-264-963**

I refer to your letter received on the 08 05 2024 and to your latest attached drawings, calculations etc. in connection with the above development site. I am unable to grant Conditional and / or Technical Acceptance due to my comments below.

The drawings and / or technical details that have no further comments are as follows:

Drawing Reference Number	Drawing Title	Date of Assessment
QD1776-01-01 Rev -	Site Location Plan	12/09/2023
QD1776-08-02 Rev B	Lateral Drainage details	12/09/2023
QD1776-08-01 Rev A	Adoptable Drainage Details	12/09/2023
KD19 Grill.pdf	KD19 Grill.pdf	12/09/2023
SHE-0196-2500-2560-2500	Manufacturers details	02/04/2024
SHE-0196-2500-2560-2500	Head/Flow chart	02/04/2024
	Althon 300mm ductile iron flap valve	06/02/2024
QD1776-08-04 Rev D	Outfall headwall Drawing	22/05/2024
QD1776-17-10 Rev B	Tanker Access	02/04/2024

General Comments

-
- Please provide evidence of complying with the grant of planning consent and that all pertinent conditions have been discharged.
- Please provide evidence of the agreed rate of discharge together with the legal right to discharge of surface water to the watercourse from the relevant body/ies.

Drawings

Section 104 Layout Drawing No. QD1776 - 17 -01 Rev G

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- Please show exact tank volume rather than 'min' volume.

Long Sections Sheet 1 Drawing No. QD1776-05-01 Rev H

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- The sewer length between manholes S10 - S11 is shown as 225 dia on layout but 300 on the longsections. Please amend accordingly, The pipe diameter will also have to be shown to scale on the drawing, ensuring the pipes are connected soffit to soffit.

Long Sections Sheet 2 Drawing No. QD1776-05-02 Rev H

-
- In regards to your query, Yorkshire Water require connections into tanks to be at soffit level, as this is seen as increasing the efficiency of the surface water system. If there is a possibility that flooding is a potential issue then it may be feasible to consider alternative tanks/storge methods.
- We require gravity sewers to be laid soffit to soffit. I refer you to the sewer lengths from manhole S25A to the Flow Control manhole S26. Please amend accordingly.

Manhole Schedule Drawing No. QD1776-05-03 Rev J

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- Inspection 5 is detailed on the manhole schedule, however is not shown on the tank drawing or layout drawing. Please clarify which chamber this represents.

Flow Control Manhole Drawing No. QD1776-08-03 Rev D

-
- Please add the following note to the drawing 'The key for the penstock will shall be fixed to the inside of the manhole, under the cover within easy reach for operational use'.

Westgate Cleckheaton Tank Details, StormBrixx Inspection and Maintenance Manual, Structural Calculations

-
- Please provide manufacturers details of the proposed membrane.
- Yorkshire Water require connections into tank to be made at soffit level.
- Please show on the drawing that the tank will have a slight slope to the outlet from all corners.
- Please provide details of the proposed access points eg. dia, cover etc, ensuring that the details correspond with the manhole schedule.
- Please provide a detailed drawing of manhole S25 as this will need to be a sump manhole for sedimentation management, upstream of the tank. The manhole schedule would need to be amended to show S25 as a sump manhole.
- Further comments may follow if changes are made to the site layout.

MDX File / Hydraulic Calculations and Impermeable Areas Plan Drawing No. QD1776-02-01 Rev A

- Some PN numbers included in calculations are not shown on the drawing key for the catchment plan. Please ensure both the calculations and the catchment plan correspond.
- The chamber dia for manhole S24 will need to be updated to match manhole schedule.
- Any changes to surface water layout will need to be updated on the hydraulic calculations.

Under the Code for Adoption as stipulated by Ofwat, no sewer works are to be carried out until Conditional and / or Technical Acceptance has been granted for the site.

Section 111 of the Water Industry Act 1991

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 provide a re-submission which must address all the comments noted above, along with pdf copies of the revised drawings / technical details.

Should you wish to discuss any of the above, please do not hesitate to contact me on 0345 120 84 82 (Option 1).

Yours faithfully



George Mulheron
Sewer Adoptions Technician
Developer Services (Customer Experience)
07815912070
yorkshirewater.com/developers

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you've received please nominate us
for a WOW! Award.

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Let's keep our conversation going

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Developer Services.

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some feedback?

[CLICK HERE](#)



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Yorkshire Water Services Limited

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Photograph



Nathan Eastwood

Engineer



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