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**Your Ref: 2024/92168**  
**Our Ref: A004331**

**30th September 2024**

Dear Sir/Madam,

**Land south of Leak Hall Barn, off Leak Hall Lane, Denby Dale, Huddersfield - Outline application for erection of residential development of 13 dwellings**

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.**

1.) Connection for 13 domestic properties can be made into 110 PVCu main on Leak Hall Lane.

a.) This may require approximately 20m of 110mm main and services diverting to accommodate full depth road construction for the new road / site entrance.



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**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 not to exceed 3.5 litres per second.**

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

1.) The submitted 'Drainage Assessment' (rev 0) prepared by Ewe, dated July 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 - has this been confirmed with infiltration testing?
- c.) Discharge to watercourse has not been mentioned.
- d.) Surface water will discharge to public combined water sewer via storage with restricted discharge of 3.5 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 infiltration or watercourse are not reasonably practical before considering disposal to public sewer.





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- 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.) There is a watercourse that emerges at the southern corner of the site, that may be a suitable means of surface water disposal.
- d.) As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.
- e.) 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 sewer at a restricted rate not to exceed 3.5 litres per second.

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](mailto: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**  
**Developer Services Team**

