



YorkshireWater

**Mathias Franklin**  
**Head of Planning Services**  
**Kirklees Metropolitan District Council**  
**P.O. Box B93**  
**Civic Centre**  
**Huddersfield**  
**HD1 2JR**

**Yorkshire Water Services**  
**Developer Services**  
**Pre-Development Team**  
**PO BOX 52**  
**Bradford**  
**BD3 7AY**

**Tel: 0345 120 8482**

**Fax:**

**Email:**

**[planningconsultation@yorkshirewater.co.uk](mailto:planningconsultation@yorkshirewater.co.uk)**

**Your Ref: 2024/92281**

**Our Ref: A004733**

**For telephone enquiries ring:**  
**George Mullaney on 0345 120 8482**

**22nd October 2024**

Dear Sir/Madam,

**Land adj 17 Whitehall Road West, Birkenshaw – Erection of 23 dwellings**

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

**Waste Water**

**From the drainage details submitted on drawing 23/341/500/001 (revision F) dated 26/07/2024 that has been prepared by Bryan G Hall, it is noted the proposals are to discharge foul water to a 100mm diameter drain adjacent to the site. This drain and the public sewer immediately downstream of the drain does not have adequate capacity to accommodate the foul flows from the site. We therefore OBJECT to the point of discharge as currently shown. I strongly advise that, prior to determination of this application, the point of discharge is amended to allow for adequate protection of the sewers. For further information, the developer should contact our Developer Services Team: telephone 0345 120 84 82 (option 1) or email [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk).**

1) The foul water details submitted on drawing 23/341/500/001 (revision F) dated 26/07/2024 that has been prepared by Bryan G Hall are not acceptable and require amendments





YorkshireWater

acceptable. The following points should be addressed:

- a) The submitted drawing shows foul water is proposed to discharge to a private 100mm diameter combined drain that serves 1 – 15 Whitehall Road West, this is not a suitable point of discharge, this drain does not have the capacity to accept the foul flows generated from this development, the proposals will cause loss of amenity for the residents of the existing dwellings.
- b) Foul water domestic waste should discharge directly to the 225 mm diameter public foul water sewer recorded in Whitehall Road West, at a point to the east of the site.

It is noted from the submitted planning application that surface water is proposed to be drained to watercourse.

The developer should note that further restrictions on surface water disposal from the site may be imposed by other parties. The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. The landowners consent will be required for the construction of a new outfall structure.

As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

Yours faithfully

**George Mullaney**  
**Town Planning Technician**

