

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

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482

Email:
planningconsultation@yorkshirewater.co.uk

Your Ref: 2024/92283
Our Ref: A004487

15th October 2024

Dear Sir/Madam,

Dewsbury Market, 32 Cloth Hall Street, Dewsbury – Redevelopment of market with addition of mezzanine floor

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

Water Supply

NOTE- it appears from the submitted site layout that buildings will be sited over the public water supply infrastructure located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public water network and is not acceptable. We therefore OBJECT to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the water mains.

1.) The layout details submitted on drawing 'Market Building Proposed Roof Plan' DMTP-BDP-00-RF-PL-A-20002 (revision P04) dated 12/08/24 that has been prepared by BDP is not acceptable. The following point(s) should be addressed:



YorkshireWater

- a.) the submitted drawing appears to show a building proposed to be built-over the line of public water main crossing the site.
- b.) the submitted drawing should show the site-surveyed position of the public water main crossing the site.
- c.) the submitted drawing should show the required building easement from the water main crossing the site.

2.) On The statutory water main map there is a 125mm DPE water main and an abandoned 70mm water main recorded to cross the site.

- a.) There should be no building, obstruction or landscaping within 3 metres of this asset.
- b.) The position of these mains are indicative only and should be confirmed through site survey
- c.) Please contact Yorkshire water on 03451 242424 to arrange a site visit to map these assets (water mains only).
- d.) A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

Waste Water

NOTE- it appears from the submitted site layout that buildings will be sited over the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore OBJECT to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout 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.

1.) The layout details submitted on drawing 'Market Building Proposed Roof Plan' DMTP-BDP-00-RF-PL-A-20002 (revision P04) dated 12/08/24 that has been prepared by BDP is not acceptable. The following point(s) should be addressed:

- a.) the submitted drawing appears to show a building proposed to be built-over the line of public sewer crossing the site.
- b.) the submitted drawing should show the site-surveyed position of the public sewer crossing the site
- c.) the submitted drawing should show the required building stand-off from public sewer -- or an agreed alternative scheme





YorkshireWater

2.) On the Statutory Sewer Map, there is a 450 & 375 mm diameter public combined water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

a.) It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

b.) In this instance, a stand-off distance of 3.5 (three point five) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

c.) In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.

d.) A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

Yours faithfully

Reuben Thornton
Developer Services Team

