



YorkshireWater

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Your Ref: 2024/92283

Our Ref: A004487

24th December 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

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

- 1.) Yorkshire Water has no objection in principle to the layout / landscaping details submitted on drawing 'Landscape Existing and Proposed Levels Plan' DMTP-BDP-TP-SL-SK-L-90601 (rev P02) as prepared by BDP dated 07/11/24
 - a.) The proposed tree planting stand-off from the public water main
 - b.) There will be no landscaping planters directly over the line of the public water main.
- 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.





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- 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

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 development shall be carried out in accordance with the details shown on the submitted plan, "Flood Risk Assessment & Outline Drainage Strategy Report' DMTP-BDP-00-XX-RP-C-00001 (rev P02) prepared by BDP, dated 12/08/24", unless otherwise agreed in writing with the Local Planning Authority.
(In the interest of satisfactory and sustainable drainage)**

- 1.) The submitted 'Flood Risk Assessment & Outline Drainage Strategy Report' DMTP-BDP-00-XX-RP-C-00001 (rev P02) prepared by BDP, dated 12/08/24 is acceptable.

In summary, the report states that

- a.) Foul water will discharge to public combined water sewer.
 - a.) Surface water will discharge to culverted watercourse.
- 2.) Yorkshire Water has no objection in principle to to the layout / landscaping details submitted on drawing 'Landscape Existing and Proposed Levels Plan' DMTP-BDP-TP-SL-SK-L-90601 (rev P02) as prepared by BDP dated 07/11/24
- a.) The proposed tree planting stand-off from the public sewer
 - b.) There will be no landscaping planters directly over the line of the public sewer.
- 3.) 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.





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- 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

