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**Kirklees Metropolitan District Council**  
**P.O. Box B93**  
**Civic Centre**  
**Huddersfield**  
**HD1 2JR**

**Your Ref: 2024/92444**  
**Our Ref: A004964**

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

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**planningconsultation@yorkshirewater.co.uk**

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

**30th October 2024**

Dear Sir/Madam,

**Land North of Denby Lane, Grange Moor, Huddersfield – Erection of 21 dwellings and associated works with means of access from Denby Lane**

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

**Waste Water**

If planning permission is to be granted, the following condition 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)**

**The development shall be carried out in accordance with the details shown on the submitted Flood Risk Assessment prepared by Haigh Huddleston & Associates, dated**



YorkshireWater

**October 2024, unless otherwise agreed in writing with the Local Planning Authority.  
(In the interest of satisfactory and sustainable drainage)**

1) The submitted Flood Risk Assessment prepared by Haigh Huddleston & Associates, dated October 2024 is acceptable. 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
- c) A watercourse exists near to the site - connection subject to Internal Drainage Board requirements
- d) Surface water will discharge to watercourse

2) Yorkshire Water has no objection in principle to:

- a) The proposed sewer diversion (subject to the requirements of Section 185 Water Industry Act 1991).
- b) The proposed separate systems of drainage on site and off site
- c) The proposed point of discharge of foul water to the 225mm diameter public combined sewer crossing the site
- d) The submitted drawing shows surface water proposed to be drained to watercourse

submitted on drawing 101 (revision G) dated 22/07/2024 that has been prepared by Advant Engineers.

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

3) On the Statutory Sewer Map, there is a 225 mm diameter public combined and a 300mm surface 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) 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.





YorkshireWater

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

a) 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.

b) 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**

