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Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
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Your Ref: 2024/92576
Our Ref: A004962

For enquiries contact:
Becca Khan on
planningconsultation@yorkshirewater.co.uk
Or Tel: 0345 120 8482

11th November 2024

Dear Sir/Madam,

Site of Former Spotted Cow Pub, New Hey Road, Oakes, Huddersfield – Discharge of details reserved by condition 23 (surface water) of previous permission 2021/94029 for demolition of existing structures and erection of foodstore (class E) with associated access, parking, servicing areas and landscaping

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

Waste Water

Yorkshire Water objects to discharge condition 23.

The drainage details submitted on drawing, Drainage Arrangement Sheet 1 OF 2 16-3046-101 (revision P01) dated August 2024 prepared by Cora iHt requires amendments. The following points should be addressed:

- i) the submitted drawing indicates chamber SMH7 with hydrobrake however the hydrobrake appears to be in the following chamber downstream. Please amend accordingly.
- ii) the submitted drawing should note the flow control rate on the plan.
- iii) the submitted drawing indicates that there should be a 225 mm diameter pipe between SPPIC9 and SPPIC10 but no connecting pipe is shown on the plan. Please amend accordingly.
- iv) the direction of flow for the surface water should be shown on the plan.

Yorkshire Water has no objection to the surface water discharge rate of 5.1 litres per second to the 225 mm diameter public combined water sewer network located within New Hey Road.

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 should contact our Developer Services Team (telephone 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest



YorkshireWater

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

Becca Khan
Pre-Development Sewerage Technician

