

**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**

**Your Ref: 2024/92576**  
**Our Ref: A004962**

**For enquiries contact:**  
**Becca Khan on**  
[planningconsultation@yorkshirewater.co.uk](mailto:planningconsultation@yorkshirewater.co.uk)  
**Or Tel: 0345 120 8482**

**2nd December 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 has no objection to discharge condition 23.

Yorkshire Water has no objection to:

- i) The proposed separate systems of drainage on site with combined off-site.
- ii) The proposed amount of domestic foul water to be discharged to the 225 mm diameter public combined water sewer located within New Hey Road.
- iii) The proposed amount of curtilage surface water to be discharged to the 225 mm diameter public combined water sewer network located within New Hey Road, at a restricted rate of 5.1 (five point one) litres/second.
- iv) The proposed point of discharge of foul and surface water to the public sewer network.

submitted on drawing, Drainage Arrangement Sheet 1 OF 2 16-3046-101 (revision P3) dated November 2024 prepared by Cora iHT.

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](mailto: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**

