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Your Ref: 2024/92651  
Our Ref: A005537

For telephone enquiries ring :  
George Mullaney on 0345 120 8482

10th December 2024

Dear Sir/Madam,

Land at Blackmoorfoot Road, Crosland Hill, Huddersfield - Hybrid planning application comprising full application for erection of industrial units (use classes E(g)(ii-iii), B2, and B8) in Units 1 and 2, including ancillary offices, mezzanines, landscaping, parking and formation of new access, and outline application with all matters reserved for erection of industrial units (use classes E(g)(ii-iii), B2, and B8)

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

#### Water Supply

Information on the sites proposed daily demand consumption is required. Based on previous consultations with Yorkshire Water (reference Z004136), demand has been calculated at 9.5 litres/second. The nearest point of connection is 5.1km away.

There is 8" diameter Cast Iron main nearby. The Maximum Flow from the 8" Cast Iron main for a new connection is 6.08 litres/second.

#### 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 )**

**There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works , details of which will have been submitted to and approved by the Local Planning Authority . If discharge to public sewer is proposed , the information shall include , but not be exclusive to:-**

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
- b) evidence of existing positive drainage to public sewer and the current points of connection; and
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

#### Registered Office

Yorkshire Water Services Limited Western House Halifax Road Bradford BD6 2SZ  
Registered in England and Wales No. 2366682 yorkshirewater.com





YorkshireWater

(To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage )

1) The submitted Flood Risk Assessment prepared by Dudleys Consulting Engineers, dated 05/09/2024 requires amendments. 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 is remote from the site
- d) Surface water will discharge to public combined water sewer at two points via storage with restricted discharge of 95 litres/second (two separate discharges at 47.5 litres/second each)

2) The drainage details submitted on drawing 23078-DCE-XX-XX-D-C-100 (revision P03) dated 05/09/2024 that has been prepared by Dudleys Structural & Civil Consultants require amendments. The following point should be addressed:

a) It is noted that the proposed surface water discharge rate of 95 litres/second is a 30% reduction based on the total positively drained area of the site (0.97 hectares) which would produce a runoff rate of 134 litres/second during a 1 in 1 year storm event. This discharge rate is greater than the total carrying capacity of the combined sewer that is proposed to be connected to. Please provide details of the pipe sizes and gradients for the final legs of the sites existing drainage network that connect to the public sewer in Blackmoorfoot Road.

3) Curtilage surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site less a 30% reduction in the existing discharge. Any discharge of surface water from the site should discharge to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage, based on a 1 in 1 year storm, to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

a) To do this, Yorkshire Water requires to see existing and proposed drainage layouts with pipe sizes, gradients, gullies, downpipes and connection points, measured impermeable areas of the present and proposed use of the site, along with the calculations that show the existing and proposed discharge rate from the site to the public sewer.

Yours faithfully

**George Mullaney**  
Town Planning Technician

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