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Yorkshire Water Services
Developer Services
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Your Ref: 2024/92727
Our Ref: A004994

11th November 2024

Dear Sir/Madam,

Land adjacent to Ashbourne Drive, Liversedge - Erection of residential development 67 dwellings with associated access, parking, public open space, landscaping and infrastructure

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.) Abandoned 15-inch trunk main running West to East across the site, if removed would require capping to prevent future drainage issues.



YorkshireWater

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' 159/004/FRA (version 1.0) prepared by OEC, dated 06/10/24", unless otherwise agreed in writing with the Local Planning Authority. (In the interest of satisfactory and sustainable drainage)

1.) The submitted 'Flood Risk Assessment' 159/004/FRA (version 1.0) prepared by OEC, dated 06/10/24 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 (however this is to be confirmed by infiltration testing)
- c.) Surface water will discharge to watercourse, subject to agreement from appropriate governing body.

2.) On the Statutory Sewer Map, there is a 450mm 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.
- b.) In this instance, a stand-off distance of 6 (six) 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.

3.) 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/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest 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

Reuben Thornton
Developer Services Team

