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Yorkshire Water Services
Developer Services
Pre-Development Team
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Your Ref: 2024/93156
Our Ref: A005875

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

2nd January 2025

Dear Sir/Madam,

Healey Lane Mills, Healey Lane, Healey, Batley - Outline application for redevelopment of existing Islamic Centre

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

Water Supply

There are two private water supply pipes on the site. The most westerly of these pipes will need to be cut and capped outside the site before any demolition work commences.

A supply can be made available and the costs are unlikely to be excessive.

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 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**

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.

(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 drainage details submitted on drawing, Drainage Strategy 580/D01 (revision P1) dated 12/07/2024 prepared by Krypton Structures require amendments, but if planning permission is granted, the matter can be dealt with via condition. The following points should be addressed:

- i) evidence should be submitted to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted.
- ii) evidence of existing impermeable areas positively draining to the public sewer is required to prove rate of discharge.

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 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.

2. Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

3. The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal. Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

Only as a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public *surface water* sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.

The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.



YorkshireWater

Yours faithfully

Becca Khan
Pre-Development Sewerage Technician

