YorkshireWater

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Developer Services
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Your Ref: 2024/93221
Our Ref: A006369

23rd January 2025

Dear Sir/Madam,

Parkwood Mill, Stoney Lane, Longwood - Erection of 5 dwellings and associated works

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

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:

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority. (To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

1. The submitted Drainage Strategy 8548-ADS-00-XX-RP-S- P1 dated November 2024 prepared by ADS consult is generally acceptable.

In summary, the report states that
i) Foul water will discharge to 300 mm diameter public combined water sewer located within Grove Street.
ii) A watercourse exists near to the site, connection subject to LLFA requirements.
iii) Surface water will discharge to the existing surface water culvert crossing the centre of the site via storage with restricted discharge of 5 litres/second.

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.

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3. As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

Notes For The Developer:
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

Becca Khan
Pre-Development Sewerage Technician