



YorkshireWater

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**Developer Services**  
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**Your Ref: 2024/93366**  
**Our Ref: A007064**

**12th March 2025**

Dear Sir/Madam,

**Former Britvic premises, Willow Lane, Birkby, Huddersfield - Change of use from B2 to mixed used site consisting of B2 (General Industry), B8 (Storage and distribution), class E (offices), Class F (Learning and non-residential institutions), exhibition / venue space**

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

**Water Supply**

- 1.) A private 4 inch Cast Iron water main crosses the site.
  - a.) The location of this main may affect the layout of the site and it is recommended that disconnected from Willow Lane (414245.62 417835.44).

**Waste Water**

- 1.) On the Statutory Sewer Map, there is a 1200mm, 750mm, 525mm and 400mm diameter public combined water sewer recorded to cross the site. There is also a 1050mm and 675mm Yorkshire water maintained disposal main recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.





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- 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 the instance of the 1200mm, a stand-off distance of 6.5 (three point five) 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 the instance of the 750mm, a stand-off distance of 6.5 (three point five) 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.
- d.) In the instance of the 525mm, a stand-off distance of 5 (five) 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.
- e.) In the instance of the 400mm, a stand-off distance of 4 (four) 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.
- f.) In the instance of the 1050mm disposal main, 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.
- g.) In the instance of the 675mm disposal main, 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.
- h.) In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.
- i.) There is a combined sewer overflow (CSO) under the control of Yorkshire Water, located near to the site. Vehicular access, including with large tankers, could be required at any time.

Yours faithfully

**Reuben Thornton**  
**Developer Services Team**

