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Your Ref: 2024/93605
Our Ref: A006325

4th February 2025

Dear Sir/Madam,

Land at Main Avenue, Cowlersley, Huddersfield - Erection of 57 dwellings with access from new through road connecting Main Avenue and Windsor Road, and associated works, including engineering and landscaping

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.) A connection for 57 properties approved. Connection to be made into 100mm DI main on Main Avenue, 410921.5 415079.25.
 - a.) Anticipated pressure at the POC will be 67m to 80m,
 - b.) Access to hydrant 00842001724 and branch valve 00825000763 will need to be maintained.



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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:

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:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and**
- ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.**

(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

(To ensure that no foul water discharges take place until proper provision has been made for their disposal)

In the instance of the 450mm public combined sewer, no building or other obstruction including landscape features shall be located over or within 3.5 metres either side of the centre line of the public sewer i.e. a protected strip width of 7 metres, that crosses the site. Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

(In the interest of public health and maintaining the public sewer network)





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In the instance of the 225mm public combined sewer, no building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public sewer i.e. a protected strip width of 6 metres, that crosses the site. Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken. (In the interest of public health and maintaining the public sewer network)

1.) The submitted 'Flood Risk Assessment & Drainage Strategy' (rev P04) prepared by Queensbury, dated 11/12/24 requires amendments, but if planning permission is granted, the matter can be dealt with via condition.

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 culverted watercourse exists near to the site and is confirmed to be within its catchment but can only be reached via pumping - 8.8 states that A gravity connection to the culverted watercourse downstream may be possible (subject to further survey) however this will require agreement from several third-party landowners - 3rd party permission should be sought and refused before Yorkshire Water would consider this option conclusively ruled out. Additionally, given the existing capacity issues on the combined sewer discharge to watercourse via pumping station should be reconsidered.
- d.) Surface water will discharge to public combined water sewer via storage with restricted discharge of 3.5 litres/second
- e.) The means of surface water management has not been properly considered within the FRA/drainage report. Yorkshire Water requires further information regarding the means of draining surface water from the development

2.) Yorkshire Water has no objection in principle to the drainage details submitted on drawing 'Drainage Strategy' 2153-QD-XX-HD-DR-C-00-01 (revision P05) dated 11/12/24 that has been prepared by Queensbury, namely: -

- a.) The proposed sewer diversion (subject to the requirements of Section 185 Water Industry Act 1991).





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b.) The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

3.) There is a 450 mm diameter public combined water sewer recorded crossing the site. No buildings, or other obstructions, are to be erected within 3.5 (three point five) metres is required at each side of the sewer centre-line, no trees planted within 5 (five) metres of this public sewer.

a.) There is a 225 mm diameter public combined water sewer recorded crossing the site. No buildings, or other obstructions, are to be erected within 3 (three) metres is required at each side of the sewer centre-line, no trees planted within 5 (five) metres of this public sewer.

b.) It may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer. If you wish to have this sewer diverted under Section 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone

c.) It is understood that both these assets are to be diverted through a section S185 application.

4.) 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.

a.) Regarding the foul water proposals, the local public sewer network does not have adequate capacity available to accommodate the anticipated foul water discharge from this proposal directly adjacent to the site.

b.) A robust build plan and start date is required, so we can undertake an internal (Yorkshire Water) network reinforcement study to determine the suitable point(s) of connection to the available network, along with the relevant timescales required for any upgrade work which we will facilitate. This schedule of work should also include the relevant public sewer diversions.





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d.) Yorkshire Water will promote an internal sewer network reinforcement investigation. The developer is required to provide a proposed start date and build program. The cost of the investigation and any subsequent works will be the responsibility of Yorkshire Water.

5.) The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

a.) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via watercourse (either via gravity or pumping station) is not reasonably practical before considering disposal to public sewer. This is particularly important in this instance when surface water is proposed to the combined sewer network that has exiting capacity issues. It is believed that an increase in surface water discharge to the combined network would compound this issue. -

b.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.

c.) As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.

d.) 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 combined water sewer 3.5 litres per second.

6.) 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

