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Yorkshire Water Services
Developer Services
Sewerage Technical Team
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Your Ref: 2025/90033
Our Ref: A008369

6th November 2025

Dear Sir/Madam,

adj, 916, Halifax Road, Hartshead Moor, Cleckheaton – (KIRK) Erection of 12 dwellings with access from Halifax Road and associated works (Revised)

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:

The development shall be carried out in accordance with the details shown on the submitted plan, "'Drainage Strategy' 22091-DSR-001 (rev B) prepared by Avant, dated 20/10/25", unless otherwise agreed in writing with the Local Planning Authority. (In the interest of satisfactory and sustainable drainage)



YorkshireWater

1.) The submitted 'Drainage Strategy' 22091-DSR-001 (rev B) prepared by Avant, dated 20/10/25 is acceptable

In summary, the report states that

- a.) Foul water will discharge to public foul water sewer
- b.) Sub-soil conditions do not support the use of soakaways
- c.) A watercourse is remote from the site
- d.) Surface water will discharge to public surface water sewer via storage with restricted discharge of 3.5 litres/second.

2.) 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

