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Yorkshire Water Services
Developer Services
Pre-Development Team
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Your Ref: 2025/90050
Our Ref: A006211

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

16th January 2025

Dear Sir/Madam,

Land at Blue Hills Farm, Whitehall Road West, Birkenshaw – Discharge of details reserved by condition 10 (foul and surface water drainage strategy) on previous permission 2019/90527 for outline application for the erection of up to 127 dwellings, with details of access

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

Waste Water

Yorkshire Water has no objection to discharge condition 10.

Submitted drawings, S104 Drainage Layout Phase 1 Sheet 1 of 3 09.21011-ACE-00-ZZ-DR-C-1200 (rev P28) dated 19/07/2024 ; S104 Drainage Layout Phase 1 Sheet 2 of 3 09.21011-ACE-00-ZZ-DR-C-1201 (rev P17) dated 08/03/2024 and S104 Drainage Layout Sheet 3 of 3 09.21011-ACE-00-ZZ-DR-C-1202 (rev P17) dated 19/07/2024, all prepared by ADEPT are acceptable.

Yorkshire Water has no objection to the following as shown on the above drawings:

- i) The proposed separate systems of drainage on-site and off-site.
- ii) The proposed amount of domestic foul water to be discharged via a gravity connection to the 225 mm diameter public foul water sewer to the south east located within A58 Whitehall Road West. The foul water pumped rate of 4.7 litres per second is acceptable and does not exceed the previously agreed 4.75 litres per second.
- iii) The proposed amount of curtilage surface water to be discharged to the existing highway drain located just outside the southern boundary of the site, at a restricted rate of 5 (five) litres/second.

Please note, the submitted drawings appear to show the proposed attenuation tank within the 15 (fifteen) metres of the proposed sewage pumping station wet well/compound, which may not be



YorkshireWater

approved for the purposes of adoption agreement with Yorkshire Water under Section 104 of the Water Industry Act 1991.

The drawings are acceptable from a drainage strategy point of view. The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Yorkshire Water (under Sections 104 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 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

