



YorkshireWater

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**Your Ref: 2025/90320**

**26th March 2025**

**Our Ref: A007160**

Dear Sir/Madam,

**Jewson Property And Services Division, St Andrew's Road, Huddersfield - Erection of extension to existing warehouse; demolition of warehouse entrance canopy and southern section of existing warehouse; demolition of existing timber storage area and erection of covered external racking area and associated works**

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





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**Waste Water**

**Yorkshire Water object to the site layout as shown on the submitted drawing 24399-DR-C-0102 dated December 2024 that has been prepared by Topping Engineers because it shows the proposed extension to be sited within an easement.**

1) The drainage details submitted on drawing 24399-DR-C-0102 dated December 2024 that has been prepared by Topping Engineers require amendments. The following points should be addressed:

- a) the submitted drawing appears to show a building proposed to be built within a public sewer easement
- b) the submitted drawing should show the required building stand-off from public sewer or an agreed alternative scheme

2) On the Statutory Sewer Map, there is a 165mm, 300mm and 150mm diameter public combined water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

- 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 this instance, a stand-off distance of 6.5 (six point five) metres is required at each side of the 1650mm diameter combined 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 this instance, it would appear that the 150mm and 300mm diameter public sewer is unlikely to be affected by building-over proposals.
- d) A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

3) Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hardstanding must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator and it is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.





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Yours faithfully

**George Mullaney**  
**Town Planning Technician**

