



YorkshireWater

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Your Ref: 2025/90387

For telephone enquiries ring:
George Mullaney on 0345 120 8482

Our Ref: A006812

25th February 2025

Dear Sir/Madam,

Site of Former Perseverance House, St Andrew's Road, Huddersfield - Discharge of details reserved by conditions 12 (drainage strategy) and 15 (interceptor details) on previous permission 2024/91336 for erection of two storey office/workshop with detached store and associated works

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





YorkshireWater

Waste Water

Yorkshire Water object to the discharge of condition 12.

1) The submitted Percolation Report prepared by Dart Engineers, dated 05/12/2024 is acceptable. In summary, the report states that:

a) Sub-soil conditions do not support the use of soakaways

2) The drainage details submitted on drawing 24466-DR-C-0100 (revision P1) dated 09/12/2024 that has been prepared by Dart Engineers require amendments. The following point should be addressed:

a) evidence of existing impermeable areas positively draining to the public sewer is required to prove rate of discharge

3) As a last resort, curtilage surface water may discharge to public sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event. Any discharge of surface water from the site should discharge to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage, based on a 1 in 1 year storm, to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

To do this, Yorkshire Water requires to see existing and proposed drainage layouts with pipe sizes, gradients, gullies, downpipes and connection points, measured impermeable areas of the present and proposed use of the site, along with the calculations that show the existing and proposed discharge rate from the site to the public sewer.

Yours faithfully

George Mullaney
Town Planning Technician

