



YorkshireWater

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Your Ref: 2025/90413

Our Ref: A007677

24th April 2025

Dear Sir/Madam,

Land adjacent 40 Manchester Road, Slaithwaite, Huddersfield - (Kirk) Demolition of existing garages and erection of two dwellings and associated works

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

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If planning permission is to be granted, the following condition should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:





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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:-

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;**
 - b) evidence of existing positive drainage to public sewer and the current points of connection; and**
 - c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.**
- (To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)**

1) On the Statutory Sewer Map, there is a small 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, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010).
- c) In this instance, it would appear that the 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.

2) 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 infiltration or watercourse are not reasonably practical before considering disposal to public sewer.
- 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.

3) As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for





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rejection of other methods of surface water disposal, 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.

a) The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

Yours faithfully

George Mullaney
Town Planning Technician

