



YorkshireWater

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For telephone enquiries ring:

Your Ref: 2025/90517

Our Ref: A/01470

15th April 2026

Dear Sir/Madam,

Land off Forge Lane, Thornhill Lees, Dewsbury - (KIRK) Outline application, including the consideration of access and layout, for two commercial units (use class B2 and/or B8) 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:

No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public 225mm diameter combined sewer i.e. a protected strip width of 6 metres or within 3.5 metres either side of the centre line of the public 375mm upsizing to 450mm diameter surface water sewer i.e. a protected strip width of 7 metres that crosses the site. Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

(In the interest of public health and maintaining the public sewer network)

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site. If sewage pumping is required from any part of the site, the peak pumped foul water discharge must not exceed 6 (six) litres per second. Furthermore, unless otherwise approved in writing by the local planning authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

(To ensure that no foul water discharges take place until proper provision has been made for their disposal)

1) The submitted Drainage Strategy prepared by ARP Associates, Revision A dated 16 December 2025 is acceptable. In summary, the report states that.

- a) Building 1 will contain 6 toilets and 4 sinks, Building 2 will contain 4 toilets and 2 sinks. Domestic foul water will discharge to to the public combined sewer network to the south of the site, pumping may be required which will be specified later in the design process.
- b) Sub-soil conditions do not support the use of soakaways





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c) Surface water will discharge to the watercourse within the site at a restricted rate of discharge of 4.8 litres/second subject to LLFA approval

2) Yorkshire Water has no objection in principle to:

a) The proposed building stand-offs from public sewer centre-lines shown by blue hatched areas

submitted on drawing 2776(1)002 B (revision B) dated 05/11/2025 that has been prepared by KS Architects.

3) On the Statutory Sewer Map, there is a 225 mm diameter public combined sewer, a 225 mm diameter surface water and 375mm, upsizing to 450mm diameter surface 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. There is also a combined sewer overflow (CSO), under the control of Yorkshire Water, located near to the site. Vehicular access, including with large tankers, could be required at any time.

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 on the 225mm diameter public surface water sewer, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010).

c) Regarding the 225mm diameter public combined sewer, a stand-off distance of 3 (three) metres is required at each side of the 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.

d) Regarding the 375mm diameter, upsizing to 450mm diameter public surface water sewer, a stand-off distance of 3.5 (three point five) metres is required at each side of the 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.

e) 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.

f) A proposal by the developer to remove/abandon a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 116 Water Industry Act 1991.

4) Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.





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a) From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required, the peak pumped foul water discharge must not exceed 6 (six) litres per second.

b) Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

5) Yorkshire Water promote the surface water disposal hierarchy and the developer is proposing to be drained to watercourse.

a) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.

b) As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

Yours faithfully

