



YorkshireWater

**Mathias Franklin
Head of Planning Services
Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR**

**Yorkshire Water Services
Land and Property
Western House
Western Way
Halifax Road
Bradford
BD6 2SZ**

Tel: 0345 120 8482

**Email:
planningconsultation@yorkshirewater.co.uk**

**For telephone enquiries ring:
George Mullaney on 0345 120 8482**

Your Ref: 2025/90889

Our Ref: B/00636

1st April 2026

Dear Sir/Madam,

Former Combs Hostel, Hall Lane, Thornhill, Dewsbury – (KIRK) Demolition of existing hostel and erection of residential development comprising 34 dwellings

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





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Waste Water

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:

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.

d) If positive drainage cannot be proven, the surface water discharge to the public sewer network must be limited to a maximum rate of 3.5 (three point five) litres/second. (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) The drainage details submitted on drawings D01 (revision C) and D02 (revision A) dated 21/09/2021 that have been prepared by Holdgate Consulting require amendments. The following point should be addressed:

a) evidence should be submitted to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted

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

If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he should contact our Developer Services Team (telephone 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 'Sewers for Adoption – a design and construction guide for developers' 6th Edition as supplemented by Yorkshire Water's requirements.





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2) On the Statutory Sewer Map, there is a 100 mm diameter public foul 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) 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) 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.

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.

3) If other methods of surface water disposal are not viable and subject to providing satisfactory evidence as to why they have been discounted, curtilage surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site less a 30% reduction in the existing discharge. 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.

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

4) If positive drainage cannot be proven, the surface water discharge to the public sewer network must be limited to a maximum rate of 3.5 (three point five) litres/second.

Yours faithfully

George Mullaney

Town Planning Technician

