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For telephone enquiries ring:

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Your Ref: 2025/90930

Our Ref: A008020

23rd May 2025

Dear Sir/Madam,

Bamforth Warehouse, Station Road, Holmfirth - (KIRK) Erection of micro brewery and associated works

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

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:

YorkshireWater

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) 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.

2) 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.

3) The developer is required to consult with Yorkshire Water's Trade Effluent team (telephone 03451 242424) on any proposal to discharge trade effluent to the public sewer network.

4) 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.

5) 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 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