



YorkshireWater

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Your Ref: 2025/91147

Our Ref: A008055

24th July 2025

Dear Sir/Madam,

George Hotel, St George's Square, Huddersfield - (KIRK) Refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction and extension) to provide a 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities

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:

**The development shall be carried out in accordance with the details shown on the submitted plan, Drainage Strategy Report prepared by Adept, dated 16/04/2025, unless otherwise agreed in writing with the Local Planning Authority.
(In the interest of satisfactory and sustainable drainage)**

1) The submitted Drainage Strategy Report prepared by Adept, dated 16/04/2025 is acceptable. In summary, the report states that:

- a) Foul water will discharge to public combined water sewer
- b) Sub-soil conditions do not support the use of soakaways
- c) A watercourse is remote from the site
- d) Surface water will discharge to public sewer via storage with restricted discharge of 8.7 litres/second

2) Yorkshire Water has no objection in principle to:

- a) The proposed separate systems of drainage on site with combined off-site
- b) The proposed amount of curtilage surface water to be discharged to the public combined water sewer at a restricted rate of 8.7 (eight point seven) litres/second
- c) The proposed point of discharge of foul and surface water to the 675mm diameter public combined sewer located in John William Street

submitted on drawing L054-ACE-5X-ZZ-ZZ-D-C-1200 (revision P1) dated 16/04/2025 that has been prepared by Adept Civil and Structural Consulting Engineers.

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) 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) Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer





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network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

Yours faithfully

George Mullaney
Town Planning Technician

