



YorkshireWater

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Your Ref: 2025/91184

Our Ref: A/01971

29th August 2025

Dear Sir/Madam,

Land Off Bretton Street, Savile Town, Dewsbury - (KIRK) Erection of two storey industrial unit (Use Class E(g)(iii)), with associated car park, service area and other associated works

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





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Waste Water

The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

(In the interest of satisfactory and sustainable drainage)

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:

i) the means of discharging to the public sewer network at a rate not exceeding 2.5 (two point five) litres/second

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

No building or other obstruction including landscape features shall be located over or within 5 metres either side of the centre line of the public sewer i.e. a protected strip width of 10 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)

1) Yorkshire Water has no objection in principle to:

- a) The proposed separate systems of drainage on site and off site
- b) The proposed amount of curtilage surface water to be discharged to the public surface water sewer at a restricted rate of 2.5 (two point five) litres/second
- c) The proposed point of discharge of surface water to the public 600mm diameter surface water sewer crossing site
- d) The proposed use of the petrol/oil/grit separator





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e) It is noted that foul water will be treated by a private package treatment plant before outfalling to watercourse

submitted on drawing KS826/D01 (revision P1) dated 28/03/2025 that has been prepared by Krypton Structures.

2) On the Statutory Sewer Map, there is a 600 mm diameter public 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.

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, a stand-off distance of 5 (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.

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.

3) It is noted from the submitted planning application that surface water is proposed to be drained to watercourse via a public surface water sewer

a) The developer should note that further restrictions on surface water disposal from the site may be imposed by other parties. The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. The landowners consent will be required for the construction of a new outfall structure.

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:

Yours faithfully

George Mullaney
Town Planning Technician

