



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: 2025/91370

Our Ref: A/01403

17th July 2025

Dear Sir/Madam,

Land at Gynn Lane, Honley, Holmfirth - (KIRK) Demolition of existing dwelling and erection of 50 dwellings with associated access, infrastructure 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

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)

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.

(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)

1) The submitted Drainage Statement prepared by Haigh Huddleston & Associates, dated June 2025 is unacceptable and requires amendment. In summary, the report states that:

- a) Foul water will discharge to the 225mm diameter public combined water sewer in Gynn Lane
- b) Sub-soil conditions do not support the use of soakaways
- c) Surface water will discharge to Ludhill Dike subject to LLFA requirements

2) 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.

3) Regarding the foul water proposals, the public combined sewer within Gynn Lane does not have adequate capacity available to accommodate the anticipated foul water discharge from this proposal directly adjacent to the site.

a) A robust build plan and start date is required, so we can undertake an internal (Yorkshire Water) network reinforcement study to determine the suitable point(s) of connection to the available network, along with the relevant timescales required for any upgrade work which we will facilitate.

b) Yorkshire Water will promote an internal sewer network reinforcement investigation. The developer is required to provide a proposed start date and build program. The cost of the investigation and any subsequent works will be the responsibility of Yorkshire Water.

Yours faithfully





YorkshireWater

George Mullaney
Town Planning Technician

