



YorkshireWater

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**Your Ref: 2025/91413**

**Our Ref: A/02243**

**17th September 2025**

Dear Sir/Madam,

**1000 New Hey Road, Outlane, Huddersfield - (KIRK) Erection of agricultural building 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:**





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**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) On the Statutory Sewer Map, there is a 150 mm diameter public combined water sewer recorded in close proximity 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, it would appear that the public sewer is unlikely to be affected by building-over proposals.

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.

d) There is a sewage pumping station (SPS), under the control of Yorkshire Water, located near to the site. Vehicular access, including with large tankers, could be required at any time.

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) It is noted from the submitted application that there will be no foul water discharge from the proposed site.

Yours faithfully





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**George Mullaney**  
**Town Planning Technician**

