



YorkshireWater

**Head of Planning Services
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For telephone enquiries ring:

Your Ref: 2025/91531

Our Ref: A/01959

15th April 2026

Dear Sir/Madam,

Land Off Leeds Road, Heckmondwike - (KIRK) Demolition of existing semi-detached houses and associated buildings, and construction of 49 dwellings, including associated access and other associated works (Revised Description)

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





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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:

The development shall be carried out in accordance with the details shown on the submitted Flood Risk Assessment & Drainage Strategy (Rev A) dated 6 March 2026 prepared by Advant Engineers, unless otherwise agreed in writing with the Local Planning Authority.

(In the interest of satisfactory and sustainable drainage)

1) The submitted Flood Risk Assessment & Drainage Strategy (Rev A) dated 6 March 2026 prepared by Advant Engineers is acceptable. In summary, the report states that:

- a) Foul water will discharge to the public foul sewer crossing the site
- b) Sub-soil conditions do not support the use of soakaways
- c) The site is remote from watercourse
- d) Surface water will discharge by gravity to a highway drain (at the south-easter corner of the site) via storage with restricted discharge of 5 litres/second

2) On the Statutory Sewer Map, there is understood to be a 225 mm diameter public foul 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, it would appear that the public sewer is unlikely to be affected by building-over proposals.

3) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.





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Yours faithfully

Town Planning Technician

