



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](mailto:planningconsultation@yorkshirewater.co.uk)**

**For telephone enquiries ring:**  
**George Mullaney on 0345 120 8482**

**Your Ref: 2025/91542**

**Our Ref: A/01526**

**22nd July 2025**

Dear Sir/Madam,

**Land at Highmoor Lane, Hartshead Moor, Cleckheaton - (KIRK) Erection of 40 dwellings and associated works, including formation of new vehicular access and erection of cricket netting**

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





YorkshireWater

**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 plan, P22-271-HYD-XX-XX-DR-C-1000 (revision P07) dated 20/05/2025 that has been prepared by Hydrock, unless otherwise agreed in writing with the Local Planning Authority.**

**(In the interest of satisfactory and sustainable drainage)**

1) The submitted Flood Risk and Drainage Assessment prepared by Hydrock, dated 20/05/2025 is acceptable. In summary, the report states that:

- a) Foul water will discharge to public foul 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 surface water sewer via storage with restricted discharge of 3.5 litres/second

2) Furthermore, 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 3.5 (three point five) litres/second
- c) The proposed points of discharge of foul and surface water to the respective public sewers, with foul discharging to the 225mm diameter combined sewer in Highmoor Lane and surface water discharging to the 225mm diameter surface water sewer in Moorside

submitted on drawing P22-271-HYD-XX-XX-DR-C-1000 (revision P07) dated 20/05/2025 that has been prepared by Hydrock.

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and





YorkshireWater

construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

3) 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.

4) Regarding the foul water proposals, the local public sewer network 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

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

