



YorkshireWater

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

**Your Ref: 2025/91554**

**Our Ref: A/03090**

**26th February 2026**

Dear Sir/Madam,

**Land at Merchant Fields Farm, off Hunsworth Lane, Cleckheaton – (KIRK) Non material amendment to previous permission 2024/91260 for variation of conditions 2 (plans and specifications) and 35 (removal of permitted development rights) of previous permission 2021/92801 for erection of 291 dwellings with associated works and access from Hunsworth Lane and Kilroy Drive – revisions to house types, unit size mix and layout**

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





YorkshireWater

**Waste Water**

**Yorkshire Water object to the discharge of condition 2.**

1) The layout details submitted on drawing 122.001 (revision F) dated 30/10/2025 that has been prepared by Harron Homes require amendments. The following point should be addressed:

a) the submitted drawing should show the required building stand-off from public sewer of 4 (four) metres either side of the sewer centre line

2) The drainage details submitted on drawings 48867-ECE-XX-XX-DR-C-0001 (revision P15) dated 14/11/2025 and 48867-ECE-XX-XX-DR-C-0002 (revision P14) dated 29/10/2025 that has been prepared by Eastwood Consulting Engineers require amendments. The following points should be addressed:

a) the submitted drawing should show the site-surveyed position of the 800mm diameter syphon sewer and clearly denote it on the drawing

b) the submitted drawing appears to show an attenuation tank built over the 800mm diameter public syphon sewer crossing the site, which is not acceptable to Yorkshire Water

c) the submitted drawing should show the required building stand-off from public sewer 4 (four) metres either side of the sewer centre line

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 should contact our Developer Services Team (telephone 0345 120 84 82, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition as supplemented by Yorkshire Water's requirements.

Yours faithfully

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

