



YorkshireWater

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Your Ref: 2025/92628

Our Ref: A/02640

27th October 2025

Dear Sir/Madam,

adj 42 Long Croft Street, Golcar, Huddersfield – (KIRK) Erection of dwelling and associated works

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

Waste Water

It appears from the submitted proposed drainage plan that building over will be sited in close proximity the public sewer located within the site. This could seriously jeopardise





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Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore OBJECT to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the sewers.

1) The drainage details submitted on drawing 2589-D-20-004 dated September 2025 that has been prepared by AHJ Architects require amendments. The following points should be addressed:

- a) the submitted drawing appears to show a building proposed to be built within the standoff of a public sewer crossing the site
- b) the submitted drawing should show the required building stand-off from public sewer -- or an agreed alternative scheme

2) On the Statutory Sewer Map, there is a 225 mm diameter public combined 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, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.
- 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.

3) Yorkshire Water has no objection in principle to:

- a) The proposed separate systems of drainage on site and off site
- b) The proposed point of discharge of foul water to the public 225mm diameter combined sewer crossing the site
- c) The submitted drawing shows surface water proposed to be drained to soakaway

submitted on drawing 2589-D-20-004 dated September 2025 that has been prepared by AHJ Architects.



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Yours faithfully

George Mullaney
Town Planning Technician

