



YorkshireWater

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**George Mullaney on 0345 120 8482**

**Your Ref: 2025/92713**

**Our Ref: A/02760**

**11th November 2025**

Dear Sir/Madam,

**Rear of 23 to 43 Moor Lane, Gomersal, Cleckheaton - (KIRK) Reserved matters application pursuant to outline permission 2023/92079 for erection of residential development of 10 dwellings, demolition of existing extension at 27 Moor Lane, widening of existing access and realignment of boundary walls**

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





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**Waste Water**

**Yorkshire Water object to the approval of the reserved matters application in so far as those matters may be affected by alterations to the drainage arrangements.**

The drainage details submitted on drawing PV2511-APP-92-XX-DR-C-2500 (revision P01) dated 26/09/2025 that has been prepared by Align Property Partners are unacceptable. The following points should be addressed:

- 1) The submitted drawing appears to show both foul and surface water discharging to the public foul sewer in Moor Lane
- 2) Within Moor Lane there are both foul and surface water public sewers available for use. It appears these separate systems exist, manholes are present at either end of Moor Lane and further evidence is required if the developer suggest the surface water sewer does not exist.
- 3) Evidence should be submitted to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted
- 4) The submitted drawing should show foul and surface water drainage proposals both on and off site and discharges to the separate sewer systems
- 5) The rate of discharge of surface water should not exceed 3.5 litres/second.

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





YorkshireWater

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

