Yorkshire Water Services
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Mathias Franklin
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Kirklees Metropolitan District Council
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Huddersfield
HD1 2JR

For telephone enquiries ring:

George Mullaney on 0345 120 8482

Your Ref: 2025/92882

Our Ref: A/03060

4th December 2025

Dear Sir/Madam,

Cellars Clough Mill, Manchester Road, Marsden, Huddersfield - (KIRK) Erection of 75 dwellings with associated parking, infrastructure, hard and soft landscaping and access from Manchester Road

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

Water Supply

There are three old supplies, two 6-inch Cast Iron sprinklers, one is from the 24 inch raw water

main and the other from the distribution main. A 4-inch cast iron main which is fed from the 225mm HPPE distribution main runs on the site and will have to be disconnected.

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 and Drainage Strategy prepared by Civic Engineers, dated 01/10/2025, unless otherwise agreed in writing with the Local Planning Authority. (In the interest of satisfactory and sustainable drainage)

1) The submitted Flood Risk Assessment and Drainage Strategy prepared by Civic Engineers, dated 01/10/2025 is acceptable. In summary, the report states that:

a) Foul water will discharge to public combined water sewer
b) Sub-soil conditions do not support the use of soakaways
c) A watercourse exists near to the site -- connection subject to Environment Agency / Local Land Drainage Authority / Internal Drainage Board requirements
d) Surface water will discharge to watercourse

2) 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 450mm diameter combined sewer east of site
c) The submitted drawing shows surface water proposed to be drained to watercourse

submitted on drawing 3884-CIV-XX-XX-D-C-30001 (revision) dated 30/09/2025 that has been prepared by Civic Engineers.

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) 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

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

Yours faithfully

George Mullaney
Town Planning Technician