



YorkshireWater

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**George Mullaney on 0345 120 8482**

**Your Ref: 2025/93066**

**Our Ref: A/03314**

**30th December 2025**

Dear Sir/Madam,

**Land off, Lockwood Road and Albert Street, Lockwood, Huddersfield, HD1 3QW - (KIRK) -  
Change of use of disused land to form car valeting facility (sui generis use) with welfare  
and storage unit**

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





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**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:**

**Surface water run-off from the forecourt of petrol stations, areas used for the delivery of fuel, areas used for and immediately adjacent to vehicle washing facilities and/or other similar areas where detergent is likely to be used shall not discharge to any public surface water sewer network. Surface water from such areas must pass through an oil, petrol and grit interceptor/separator of adequate design that has been submitted to and approved by the Local Planning Authority, before discharge to the public foul or combined sewer network.**

**(To prevent pollution of the aquatic environment and protect the public sewer network)**

**There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:-**

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;**
- b) evidence of existing positive drainage to public sewer and the current points of connection; and**
- c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.**

**(To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)**

1) If other methods of surface water disposal are not viable and subject to providing satisfactory evidence as to why they have been discounted, curtilage surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site less a 30% reduction in the existing discharge. Any discharge of surface water from the site should discharge to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage, based on a 1 in 1 year storm, to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

a) To do this, Yorkshire Water requires to see existing drainage layouts with pipe sizes, gradients, gullies, downpipes and connection points, measured impermeable areas of the





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present use of the site, along with the calculations that show the existing discharge rate from the site to the public sewer.

2) The developer is required to consult with Yorkshire Water's Trade Effluent team (telephone 03451 242424) on any proposal to discharge trade effluent to the public sewer network.

a) Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

b) It is imperative that surface water run-off from the forecourt of petrol stations, areas used for the delivery of fuel, areas used for and immediately adjacent to vehicle washing facilities and/or other similar areas where detergent is likely to be used is not discharged to any public surface water sewer network. Surface water from such areas must pass through an oil, petrol and grit interceptor/separator of adequate design before discharge to the public foul or combined sewer network.

c) It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

Yours faithfully

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

