



YorkshireWater

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For telephone enquiries ring:
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Your Ref: 2025/44/93273/E

Our Ref: A/03351

7th January 2026

Dear Sir/Madam,

Land northwest of, Urban Terrace, Denby Lane, Grange Moor, Huddersfield, WF4 4EB - (KIRK) - Discharge of details reserved by conditions 10 (attenuation), 11 (surface water), 21 (sewer) on previous permission 2023/93704 for erection of 12 dwellings and associated works

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





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Waste Water

Yorkshire Water has no objection to the discharge of conditions 10 and 11 but object to the discharge of condition 21.

1) The submitted Construction Phase Surface Water Management Plan prepared by RWO Associates, dated 17/11/2025 is acceptable. In summary, the report states that:

- a) Bunds will be utilised to prevent overland flows impacting adjacent sites / properties
- b) Attenuation tank and flow control will restrict surface water flow
- c) Interceptor drains will be constructed
- d) A sump will be installed to capture materials to manage water quality

2) Yorkshire Water has no objection in principle to:

- a) The proposed separate systems of drainage on site and off site
- b) The proposed amount of curtilage surface water to be discharged to the public surface water sewer at a restricted rate of 3.5 (three point five) litres/second
- c) The proposed point of discharge of surface water to the public 300mm diameter surface water sewer crossing Denby Lane

submitted on drawing D200 (revision 4) dated 17/11/2025 that has been prepared by RWO Consulting Engineers.

3) The drainage details submitted on drawing D801 (revision 2) dated 04/08/2025 that has been prepared by RWO Consulting Engineers aren't suitable for the discharge of condition 21. From a planning perspective, Yorkshire Water have no issue in principal with the proposals to divert the sewer and note the required 3 (three) metre easement is maintained, the applicant will need to provide evidence that our Adoptions and Diversions team have agreed the diversion works.

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





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Yours faithfully

George Mullaney
Town Planning Technician

