Yorkshire Water Services
Land and Property
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Huddersfield
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For telephone enquiries ring:

George Mullaney on 0345 120 8482

Your Ref: 2025/93355

Our Ref: B/00708

7th April 2026

Dear Sir/Madam,

Land off Woodward Court, Mirfield - (KIRK) Erection of 75 residential dwellings with associated landscaping, open space, highways and drainage infrastructure

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

YorkshireWater

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 Drainage Assessment prepared by Eastwood Consulting Engineers, dated 26/11/2025 unless otherwise agreed in writing with the Local Planning Authority.
(In the interest of satisfactory and sustainable drainage)

1) The submitted Drainage Assessment prepared by Eastwood Consulting Engineers, dated 26/11/2025 is acceptable. In summary, the report states that:

a) Foul water will discharge to public combined water sewer
b) Sub-soil conditions support the use of soakaways
c) A watercourse is remote from the site
d) Surface water will discharge to soakaway

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 150/225mm diameter combined sewer in Hepworth Lane
c) The submitted drawing shows surface water proposed to be drained to soakaway

submitted on drawing 49653-ECE-XX-XX-DR-C-0016 (revision P03) dated 26/11/2025 that has been prepared by Eastwood Consulting 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 construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

3) Yorkshire Water promote the surface water disposal hierarchy and the developer must

provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

a) It is noted from the submitted planning application that surface water is proposed to be drained to soakaway.
b) The developer should note that further restrictions on surface water disposal from the site may be imposed by other parties. The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. The landowners consent will be required for the construction of a new outfall structure.
c) As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

Yours faithfully

George Mullaney
Town Planning Technician