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Your Ref: 2025/93438

Our Ref: A/03669

27th January 2026

Dear Sir/Madam,

Arena Young Peoples Centre, Moorlands Road, Dewsbury, WF13 2LF - (KIRK) - Erection of 10-unit (class C2) special needs care home, day centre (class E(f), administration and training building (class E(g)(i)

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:

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 of existing positive drainage to public sewer and the current points of connection; and

b) 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.

**c) if positive drainage cannot be proven, the means of discharging to the public surface water sewer network at rate not exceeding 3.5 litres/second
(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) The drainage details submitted on drawing DR-C-0100 (revision P1) dated 19/06/2025 that has been prepared by Topping Engineers require amendments. The following point should be addressed:

a) evidence of existing impermeable areas positively draining to the public sewer is required to prove rate of discharge

2) If other methods of surface water disposal are not viable, 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 present use of the site, along with the calculations that show the existing discharge rate from the site to the public sewer.





YorkshireWater

- 3) Failing this, the surface water discharge from the proposal may discharge to the public surface water sewer in Boothroyd Lane, the discharge must be restricted so as not to exceed 3.5 (three point five) litres per second.

- 4) Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge 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.

Yours faithfully

George Mullaney
Town Planning Technician

