Yorkshire Water Services
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For telephone enquiries ring:

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Your Ref: 2026/90211

Our Ref: B/00287

12th March 2026

Dear Sir/Madam,

West House, Oxford Road, Gomersal, Cleckheaton - (KIRK) Erection of residential development for 9 dwellings with associated works

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

YorkshireWater

Waste Water

Yorkshire Water objects to the drainage details as shown within the submitted Flood Risk Summary & Drainage Strategy prepared by Andrew Moseley Associates, dated December 2025. The report states one surface water discharge to the public sewer network at 3.5 litres/second, where as the drainage details on drawings AMA-21124-DS-001 and AMA-21124-DS-002 (revision P01), both dated 19/12/2025 and prepared by Andrew Moseley Associates show two surface water discharges to the public system at 3.5 litres/second each, totalling 7 litres/second each.

1) The submitted Flood Risk Summary & Drainage Strategy prepared by Andrew Moseley Associates, dated December 2025 is unacceptable. In summary, the report states that:

a) Foul water will discharge to public foul sewer network
b) Sub-soil conditions do not support the use of soakaways
c) The site is remote from watercourse
d) Surface water will discharge to public foul sewer via storage with restricted discharge of 3.5 litres/second, however the attached drawings show 2 surface water discharge locations totalling 7 litres/second.
e) The means of surface water management has not been properly considered within the drainage report. Yorkshire Water requires further information regarding the means of draining surface water from the development

Yours faithfully

George Mullaney
Town Planning Technician