

Response to Canal + River Trust comments - 09th July 2026

We have received the following comments from Canal + River Trust Spatial Planning Team in respects of planning application 2026/90387 at Upper Mills, Canal Side, Slaithwaite, Huddersfield, HD7 5HA.

Comment:

“The application form states that surface water on site it to be managed through the use of a Sustainable Drainage System (SuDs). No detail upon this has been provided.”

Response:

The application form identifies both SuDS and the Mains sewer as part of the site's drainage strategy.

The entire site floor area will be finished with permeable, free-draining surfacing (pea gravel and woodchip), allowing rainfall to infiltrate naturally into the ground. The only impermeable elements are the small timber shed-style roofs, which together occupy approximately 19% of the 277m² site area. Rainwater from these roofs will discharge directly onto the surrounding permeable ground rather than into a piped surface water system.

Water supplied for the operation of the facility will be provided via the mains water supply, with all wastewater discharged to the existing mains sewer network. The location of the site's floor drain is shown on the submitted plan and illustrated in Photo 2.



Photo 1 - Permeable floor surface through-out.

Comment:

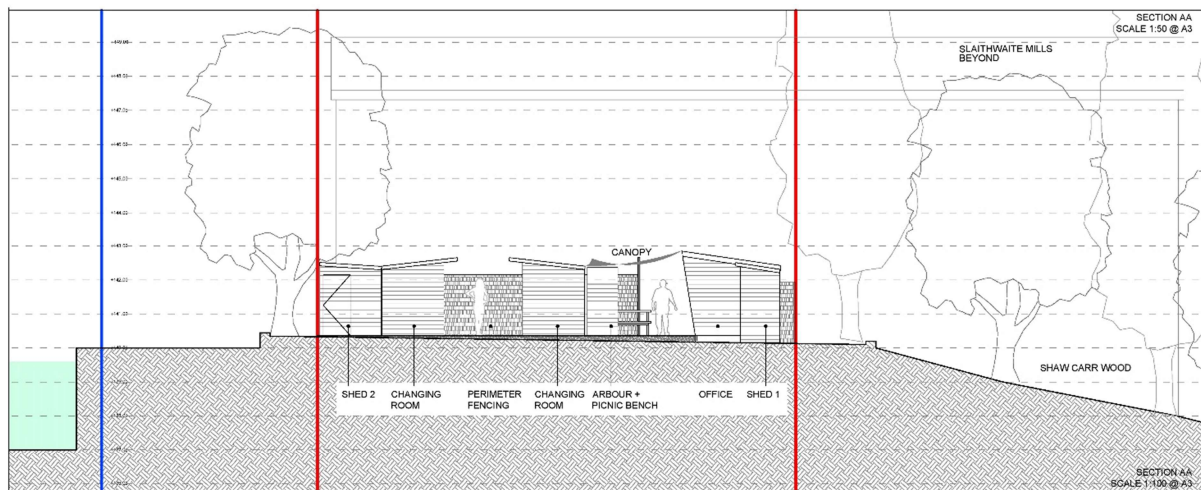
"We request that details of the management of surface water should be provided in order to ensure that it will be appropriately managed and will not result in unmanaged water discharge to the canal or watercourses that interact with the canal."

Response:

Surface water will be managed to ensure there is no unmanaged discharge to the canal or to watercourses that interact with it.

The site is surfaced with permeable, free-draining materials, allowing rainfall to infiltrate into the ground. The site's topography is generally level, with a gradual fall towards the former mill dam and the River, rather than towards the canal. It is understood that, prior to the land becoming disused, this area formed part of the historic mill dam.

Section A-A illustrates the approximate relationship in levels between the canal on the left of the image, the application site and the River on the right, demonstrating that surface water does not naturally drain towards the canal.



Section AA

Site Plan below illustrates the location of the mains sewers and the water management schematic.

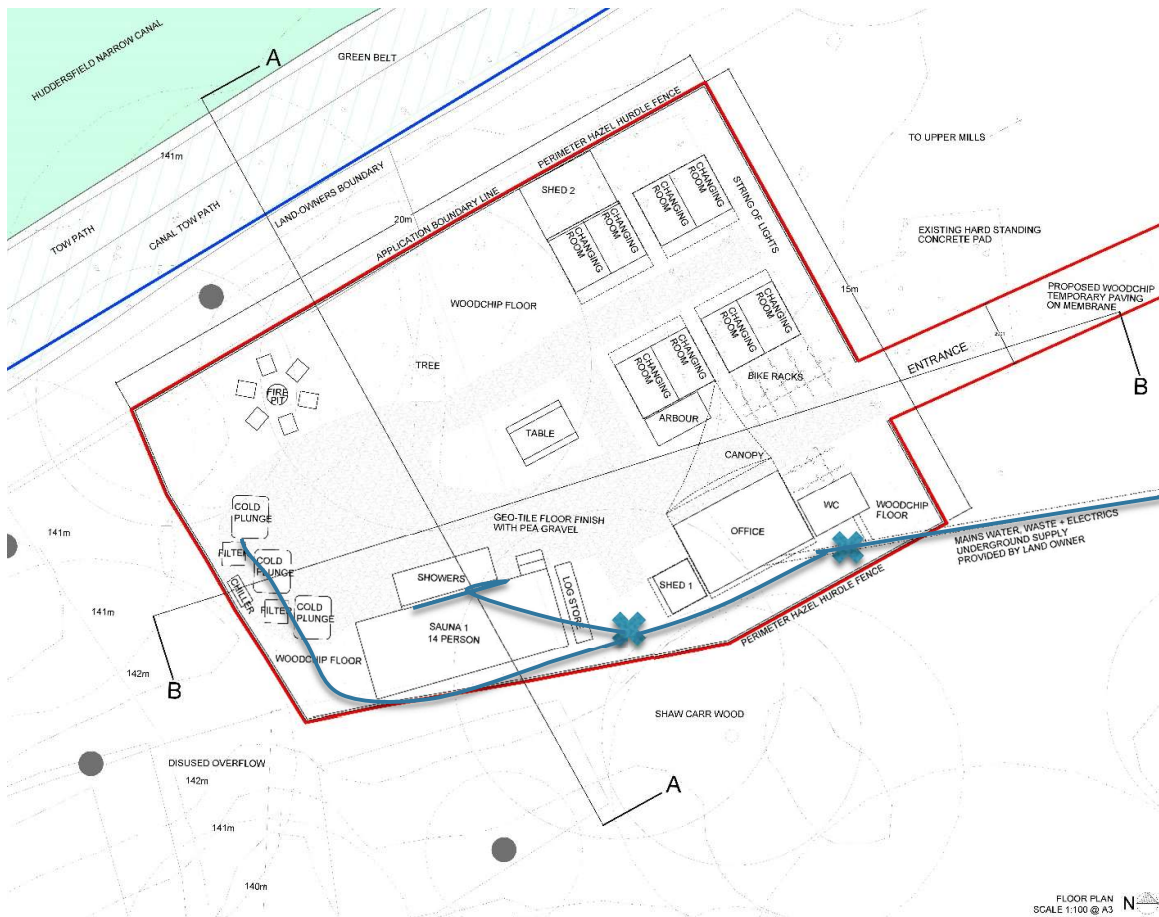


Photo 2 – Cold plunge and shower Sewer connection

Comment:

"In addition to the above, we request that confirmation should be received as to where water from plunge pools on site will be disposed to. We assume this will be to the sewer network. However, if alternative means of disposal are sought, then details of the management of this should be received due to the potential high levels of chlorine used."

Response:

The locations of the plunge pools and showers are identified on the plan above.

The plunge pools are plumbed from the rear (as shown in Photo 2), with drainage provided through the visible rigid and flexible pipework directly into the existing mains sewer network. Grey water from the plunge pools, showers and staff sink will all discharge to the site's existing combined mains drainage system.

Users are encouraged to shower before and after using the plunge pools. Wastewater from the showers is collected beneath the shower platform and directed into the existing mains drainage serving the mill, as shown on the submitted plans.

No discharge from the plunge pools or shower facilities will enter the canal, nearby watercourses or the surrounding ground.



Photo 3 (left) plumbing on the plunge pools. Photo 4 (right) flexible hose route through the site.

Comment:

"We request that consideration should be given to the installation of a native planting buffer as an effective screen to mitigate the impact of the views of the rear elevations of the buildings and fencing treatment."

Response:

The applicant welcomes this suggestion and is happy to incorporate additional native planting around the perimeter of the site where appropriate. The applicant has engaged a local gardener, who is currently considering what native plant would be appropriate for the space and location and will install as requested. This planting will help soften views of the fencing and rear elevations while providing ecological benefits and enhancing the site's appearance within its canal-side setting.

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