



Mr Lea Favill  
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1 May 2025

Developer Services  
Yorkshire Water  
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**Opening hours: 8am–5pm Monday to Friday**  
**Closed weekends and bank holidays**  
E [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)  
W [www.yorkshirewater.com/developers](http://www.yorkshirewater.com/developers)

Our Ref V769578  
Your Ref:

Dear Mr Favill,

## **Sewer build-over at: Ind. Dev. Mills Yard, Mill Road, Dewsbury, WF13 2HP**

Thank you for sending us your completed build-over enquiry and payment. We've completed a desktop study of your proposal regarding the above site and can confirm that we have **no objection in principle** to the proposal detailed in your enquiry.

We're satisfied that your proposed works can go ahead under the supervision of the Building Inspector, as specified in Part H4 of Building Regulations 2010.

Please find additional information and advice in the enclosed **FAQ sheet**. If you have any other questions, you can get in touch with us on the contact details listed above, quoting reference number **V769578**.



### **Your opinion matters to us**

We'd love to hear about your experience with Developer Services.

Would you mind taking 5 minutes to [give us some feedback?](#)



Yours sincerely,

Tamara Vaughan

### **Registered Office**

Yorkshire Water Services Limited Western House Halifax Road Bradford BD6 2SZ  
Registered in England and Wales No. 2366682 [yorkshirewater.com](http://yorkshirewater.com)



# Sewer build-over FAQs

## 1. What requirements do I need to follow when building over or near a public sewer?

If you're building, extending or underpinning a building over, or within 3 metres of, an existing public sewer, you must follow the requirements set out in **Part H4 of Building Regulations 2010**.

Under the H4 requirements:

- You must not build over any public access points, such as manholes, gullies, or inspection chambers.
- You should protect the public sewer from any potential damage during the works, for example by not storing heavy materials over the pipeline.
- Your building foundations should be designed and constructed so that no additional load is placed on the public sewer and its associated assets.
- If the public sewer passes beneath your proposed building foundation wall, you should make sure that there is adequate clearance around the pipeline and that no additional load is placed on the sewer.

Please be aware that the grant of planning approval (if required) may include a condition about your proposed building works. You should therefore also check with the planning authority that you are not in breach of any conditional grant of planning approval.

## 2. What if my development is exempt from Building Regulations?

Your proposed building works may be exempt from Building Regulations, however we still need you to carry out the work to the standards set out in Part H4 of Building Regulations 2010. This is so we can ensure the sewers and drains are protected during the building works.

## 3. What if I need to alter or divert the public sewer to progress my building works?

If you need to alter or divert a public sewer and/or its associated assets, you are legally required to apply for our approval under section 185 of the Water Industry Act 1991. Any unauthorised work on a public sewer or disposal main would be considered unlawful.

If a minor alteration is needed, please get in touch with us as soon as possible. We'll send you an **application to make minor alterations to the public sewer** – this is, in effect, a legal agreement that we both sign. This application comes with an upfront fee, which covers the cost of administration, technical assessment, site inspections and provision of a certificate on completion of the works. You would be responsible for arranging the necessary works yourself with a suitably qualified drainage contractor under our supervision. No works should be carried out until the minor alteration agreement has been signed by Yorkshire Water.

Please be advised that the sewerage system is lawfully retained in its existing position and, as the sewerage undertaker, we are entitled to have it remain so without any disturbance in order that we can perform our statutory duties. Any development of the land, or any other action that unacceptably hinders our ability to inspect, maintain, adjust, repair or alter the pipe(s) (as detailed under section 159 of the Act), would be considered unlawful.

# Sewer build-over FAQs

## 4. What if my building proposal includes demolition works?

Under section 111 of the Water Industry Act 1991, it is unlawful to put anything into the public sewer (or into any drain or sewer connected to the public sewer) that is likely to damage the public sewer network, obstruct its flow or interfere with the treatment and disposal of its contents.

If you are planning to carry out demolition works that are likely to affect a public sewer, you will need to apply for a sewer closure: [yorkshirewater.com/developers/sewerage/sewer-closure](http://yorkshirewater.com/developers/sewerage/sewer-closure). This application comes with an upfront application fee, which covers the cost of administration, technical assessment, site inspections and provision of a certificate on completion of the works.

You will be responsible for arranging the sewer closure work with a suitably qualified drainage contractor under our supervision. You should ensure that any disused sewers or drains that communicate with the public sewer are removed and that the point(s) of connection is sealed.

## 5. What if I need a new sewer connection?

If you need a new connection to a public sewer, you are legally required to give us at least 21 days' notice by applying under section 106 of the Water Industry Act 1991. You can find the relevant application form at [yorkshirewater.com/developers/sewerage/sewerage-connections](http://yorkshirewater.com/developers/sewerage/sewerage-connections). No works should be carried out on the public sewer network until we have given our approval.

There is an upfront application fee, which covers the cost of processing your application and conducting a technical assessment and inspections. Once we've assessed your application, we'll provide you with either a written acceptance of your proposal or a letter explaining our objections. If we accept your proposal, you are responsible for arranging the connection work yourself with a suitably qualified drainage contractor.