Yorkshire Water Services
Developer Services
Sewerage Technical Team
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Mathias Franklin
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Kirklees Metropolitan District Council
P.O. Box B93
Civic Centre
Huddersfield
HD1 2JR

Your Ref: 2026/91628
Our Ref: B/01873

23rd July 2026

Dear Sir/Madam,

Land off Boshaw View, Hade Edge, Holmfirth HD9 2TZ - (KIRK) Erection of 17 dwellings (Use Class C3) together with associated development including access, landscaping, ancillary infrastructure and parking

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

NOTE- it appears from the submitted site layout that buildings will be sited over the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore OBJECT to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the sewers. For further information, the developer should contact our Developer Services Team: telephone 0345 120 84 82 (option 1) or email technical.sewerage@yorkshirewater.co.uk.
Submitted Documents

1.) The layout details submitted on drawing 'PRELIMINARY DRAINAGE STRATEGY' 166337-SAN-DRH-NTH-DR-C-05_001 (revision P04) dated 06/03/26 that has been prepared by Sanderson require amendments. The following point(s) should be addressed:

a.) the submitted drawing map (potentially) shows a building or soakaway proposed to be built-over the line of public sewer crossing the site.
b.) the submitted drawing should show the site-surveyed position of the public sewer crossing the site.
c.) the submitted drawing should show the required building stand-off from public sewer -- or an agreed alternative scheme under H4 (whichever is appropriate)

Existing Infrastructure

It has been reported that an unmapped public sewer (possible adopted through TBT 2011 legislation) run through the site. This sewer is likely a 100-150mm public combined water sewer connecting from the manhole at the rear of 232 Dunsford Road, and runs to the north east, to the public combined water manhole on Greave Road circa 414571, 405500.

The developer is required to carry out a site survey to confirm the positions, and make appropriate measure that the sewer is protected from the proposed development.

Yours faithfully

Reuben Thornton
Town Planning Team