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Yorkshire Water Services
Developer Services
Sewerage Technical Team
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Your Ref: 2024/91316
Our Ref: A003245

18th July 2024

Dear Sir/Madam,

Clough House, 236, Leeds Road, Birstall, Batley, WF17 0HW - Conversion of existing dwelling and outbuilding to create 6 apartments and erection of 17 dwellings

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

Water Supply

A water supply can be provided under the terms of the Water Industry Act, 1991.

- 1.) Connection approved to 90mm MDPE main at Moat Hill farm Drive, GRID.REF.423350.15 426714.13.
 - a.) Min. Pressure - 62m at 152.3m AOD. Max.Pressure 67m at 152.3m AOD.
 - b.) Connection to 6" main at Leeds Road is not going to meet pressure requirements.



YorkshireWater

Waste Water

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

The development shall be carried out in accordance with the details shown on the submitted plan, "Drainage Feasibility Plan' E24/8177/01A (revision A) dated 09/07/24 that has been prepared by Haigh Huddleston", unless otherwise agreed in writing with the Local Planning Authority.

(In the interest of satisfactory and sustainable drainage)

1.) Yorkshire Water has no objection in principle to the drainage details submitted on drawing 'Drainage Feasibility Plan' E24/8177/01A (revision A) dated 09/07/24 that has been prepared by Haigh Huddleston, namely: -

- a.) The proposed separate systems of drainage on site and off site
- b.) The proposed amount of domestic foul water to be discharged to the public foul water sewer
- c.) The proposed amount of curtilage surface water to be discharged to the public surface water sewer at a restricted rate of 5 litres/second.
- d.) The proposed point(s) of discharge of foul and surface water to the respective public sewers

2.) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRC publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yours faithfully

Reuben Thornton
Developer Services Team

