YorkshireWater

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Your Ref: 6.79.1554.R.OUTMAJ
14/00128/OUTMAJ
Our Ref: Q000847

17th February 2014

Dear Sir/Madam,

Kingsley Farm Kingsley Road Harrogate - Outline application for residential development with access and scale considered

Thank you for consulting Yorkshire Water regarding the above proposed development. If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and YW infrastructure:

Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 3 metres either side of the centre line of the water main i.e. a total protected strip width of 6 metres, that crosses the site.
(In order to allow sufficient access for maintenance and repair work at all times)

Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 6 metres either side of the centre line of the 600mm sewer i.e. a total protected strip width of 12 metres, that crosses the site.
(In order to allow sufficient access for maintenance and repair work at all times)

The site shall be developed with separate systems of drainage for foul and surface water on and off site.
(In the interest of satisfactory and sustainable drainage)

No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.
(To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading)

No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority.
(To ensure that the development can be properly drained)

Unless otherwise approved in writing by the local planning authority , there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works .
(To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal)

Water Supply

12" live water main crosses the site. No new building should encroach within 3 metres either side of the main and access should be maintained to facilitate any repair needed.

Waste Water

The following information is also relevant to the conditions listed above:-

a) On the Statutory Sewer Map, there is a 600mm diameter public combined water sewer recorded to cross the site. The presence of the pipe(s) may affect the layout of the site and as such may be a material consideration in the determination of the application. The applicant/agent is being contacted under separate cover on this matter and prior to determining this application you should be satisfied that due regard has been had to the impact the presence of infrastructure will have on the development. Owing to the repeal of section18 of the Building Act 1984, an appropriate planning condition is necessary to adequately protect the pipe(s) from being built over or near to which will also be in the interests of future occupiers.A stand-off distance of 6 (six) metres is therefore required at each side of the sewer centre-line.

A developer may, where it is reasonable to do so, require a sewerage undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed improvement of land. This provision is contained in section 185 of the Water Industry Act 1991 that also requires the developer to pay the full cost of carrying out the necessary works.

b) Development of the site should take place with separate systems for foul and surface water drainage. The separate system should extend to the public sewer.

c) Foul water domestic waste should discharge to the 600mm diameter public combined water sewer recorded crossing the site. If sewage pumping is required, the peak pumped foul water discharge must not exceed 6 (six) litres per second.

d) The local public sewer network does not have capacity to accept any discharge of surface water from the proposal site. From the submitted Flood Risk Assessment it is understood that the developer intends to dispose of surface water to the local watercourse (Star Beck). However the application states public sewer which we therefore assume is a mistake and would like clarification on this point.

NOTE: Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board, with regard to surface water disposal from the site.

Assuming the Flood Risk Assessment (prepared by Beam Consulting - Report 04-08-DOC-001A dated 03 April 2013) is correct with regard to surface water disposal to watercourse, then it is satisfactory from Yorkshire Water's viewpoint and we have no objection in principle to:

1) The proposed separate systems of drainage on site and off site

2) The proposed amount of domestic foul water to be discharged to the public combined water sewer
3) The proposed point of discharge of foul water to the respective public sewer

submitted on drawing 04-08-02 (revision A) dated 03-04-2013 that has been prepared by Beam Consulting.

Please note that the surface water attenuation system specified on the drawing 'tubosider' is not suitable for adoption by Yorkshire Water.

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0845 120 84 82, Fax 01274 303 047) at the earliest opportunity. Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

It is important that Yorkshire Water is informed of the local planning authority's decision on this application. Please send me a copy of the decision notice.

Yours faithfully

Stephanie Walden
Land Use Planning Manager