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Your Ref: 20/04211/PLF  
Our Ref: X000370

For telephone enquiries ring :  
Jim McGlade on (0790 615657)

29th January 2021

Dear Sir/Madam,

**Sun Inn Church Lane Skirlaugh - Erection of four dwellings and associated car parking following demolition of existing public house (revised scheme of 18/04064/PLF)**

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

**Waste Water**

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

**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 )**

**There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works , details of which will have been submitted to and approved by the Local Planning Authority . If discharge to public sewer is proposed , the information shall include , but not be exclusive to:-**

**a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical ;**

**b) evidence of existing positive drainage to public sewer and the current points of connection ;**

**c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change ; and**

**d) if existing positive connectivity to public sewer cannot be proven , the surface water discharge to public sewer shall be limited to a maximum rate of 3.5 (three point five) litres a second. (To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage )**

The drainage details submitted on drawing L591.2 (revision B) are NOT acceptable to Yorkshire Water. The following points should be addressed. For further information, the developer should contact our Developer Services Team (telephone 0345 120 84 82, technical.sewerage@yorkshirewater.co.uk):

- 1) it is understood that surface water is intended to discharge to public surface water sewer. However there is no evidence of infiltration being discounted, evidence of positive connectivity or any flow management proposals.
- 2) evidence should be submitted to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted
- 3) evidence of existing impermeable areas positively draining to the public sewer is required to prove rate of discharge. If no evidence of positive connectivity is presented, the surface water discharge rate should be limited to no more than 3.5 (three point five) litres/second .
- 4) the submitted drawing should show surface water storage and flow control rate

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 should contact our Developer Services Team (telephone 0345 120 84 82, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)) at the earliest opportunity. Sewers intended for adoption 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.

On the Statutory Sewer Map, there is a 150 mm diameter public foul surface water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

In this instance, YWS would look for this matter to be controlled by Requirement H4 of the Building Regulations 2010.

A proposal by the developer to alter/divert a public sewer will be subject to YW requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

Yorkshire Water promote the surface water disposal hierarchy. The developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.

As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.

The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of YWS/the LPA by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.

Yours faithfully

**Jim McGlade**  
Planning Technician



YorkshireWater

