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**Yorkshire Water Services  
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**Your Ref: 23/03925/REG3  
Our Ref: A000598**

**26th February 2024**

Dear Sir/Madam,

**Goole Market Hall Estcourt Terrace Goole - Erection of sub-station, switch room, bin store and associated landscaping to existing yard, installation of external extraction units, replacement of roof and installation of rooflights**

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 Yorkshire Water infrastructure:

**No construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.**

**(In the interest of public health and maintaining the public sewer network)**

1.) The submitted 'Flood Risk Assessment' 21212-Y-RP-001 prepared by Mason Clark, dated 24/11/23 is acceptable

In summary, the report states that

a.) There will be no change in the existing impermeable area so there will be no change in drainage.

2.) On the Statutory Sewer Map, there is a 1800mm diameter public combined 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.

a.) It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

b.) In this instance, a stand-off distance of 5 (five) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

c.) There should be no new tree planting within 5 metres of this public sewer.

d.) In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.

f.) This asset should be adequately protected from loading, vibration and damage from plant and machinery during construction.

Yours faithfully

**Reuben Thornton**  
**Developer Services Team**