



YorkshireWater

Head of Planning Services
Ryedale District Council
Ryedale House
Malton
YO17 0HH

Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

Your Ref: 21/00518/MOUT
Our Ref: X005391

20th April 2021

Dear Sir/Madam,

Land East Of West Lund Lane Kirkbymoorside – Hybrid Planning Application comprising
1) Application for full planning permission for erection of a commercial building for the
immediate expansion of Sylatech (Phase 1), together with reorganisation of the existing
car park, formation of new access from West Lund Lane, parking and landscaping. 2)
Full planning permission for erection of 67 dwellings comprising 11 four bedroom
dwellings, 42 three bedroom dwellings and 14 two bedroom dwellings, together with
new access from West Lund Lane and associated parking, landscaping and drainage
works. 3) Outline planning permission for the extension of the first phase building
(Phase 2) with further commercial development to the East of West Lund Lane (Phase
3). Approval sought for access only. 4) Full planning permission for works to West Lund
Lane and the former railway bridge

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

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:

NOTE: The following comments apply to both of the full residential and commercial planning applications (all phases) and all phases of the outline application:



**The site shall be developed with separate systems of drainage for foul and surface water on and off site. The maximum foul water pump rate shall be restricted to 4.75 (four point seven five) litres per second, to the public sewer network.
(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, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)**

Waste Water

1) It is noted from the submitted drawing D900 revision 4, dated 27/01/2021 that foul water domestic waste will discharge to the 225 mm diameter public combined sewer recorded in Ings Lane, at a point to the east of the site. Although not noted on the drawing, The maximum foul water pump rate shall be restricted to 4.75 (four point seven five) litres per second, to the public sewer network.

In addition, we have no objection to the surface water proposals to discharge to watercourse, via what appears to be a private surface water conduit. The developer should note that further restrictions on surface water disposal from the site may be imposed by other parties. The developer is also 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. The landowners consent will be required for the construction of a new outfall structure.

As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.



2) On the Statutory Sewer Map, there are small diameter public combined sewers recorded to cross the eastern site boundary. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. 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.

In this instance, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2015).

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

Additional Notes For The Developer:

i) 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) 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;

For the proposed commercial properties only:

ii) The developer is required to consult with Yorkshire Water's Trade Effluent team (telephone 03451 242424) on any proposal to discharge a trade effluent to the public sewer network;

iii) Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network; and



iv) Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

Water Supply

NOTE: Some minor network improvements will be required so that a supply can be made available for the proposed residential development. Pressure at point of connection expected to be 38-61mh. Yorkshire Water's distribution management policies do not guarantee to maintain existing flows and high pressures within the distribution system. Pressures in general, will be maintained within 15m to 35m head and this may be achieved by the future introduction of pressure control devices. Any supply issues can be resolved under the provisions of the WI Act 1991.

A supply can be made available for the commercial development subject to an application from the developer. Network improvements may be required in order to provide the additional non-domestic demand. Any supply issues can be resolved (under the provisions of the Water Industry Act 1991).

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services