



YorkshireWater

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2nd November 2011

Dear Mr. Saul,

**Skelton Grange Road Stourton Leeds - Energy Recovery Facility (incineration of waste and energy generation), associated infrastructure and improvements to access and bridge**

Thank you for consulting Yorkshire Water regarding the above proposed development. We have concerns that no account appears to have been taken of the various water mains that cross the site as shown on the attached plan (note that so far as I am aware the developer has not made any pre-application enquiry with regard to the presence of water infrastructure within the site). The presence of the mains may affect the layout of the site and therefore I consider it to be a material consideration in the determination of this application.

The exact line of the mains will have to be determined on site under Yorkshire Water Services supervision but it appears from the submitted site layout that buildings will be sited over the public water supply infrastructure located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. **We therefore OBJECT to the application as currently shown.** I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the public water supply. If this is impossible, then the developer MUST provide reassurance that the water mains can be diverted under s.185 of the Water Industry Act 1991 (at their expense) such that there will be no detriment to the public water supply and this information should be issued before the application is determined.

For further information and advice on this matter, the Distribution Asset Manager should be contacted at the following address: The Water Business Unit (Distribution Assets North), Harehills Office, Kimberley Road, Harehills Lane, Leeds, LS9 6LZ.

Notwithstanding the above, if planning permission is to be granted, the following conditions must be attached to the decision notice:-

**Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 5.0 metres either side of the centre line of the 12" water mains i.e. protected strip widths of 10 metres per water main, that cross the site. Furthermore, development shall not commence until suitable protection works for the water mains such as appropriate diversion measures have been implemented to the satisfaction of the Local planning Authority (In order to protect public water supply infrastructure and 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 3.0 metres either side of the centre line of the 6" and 9" water mains i.e. protected strip widths of 6 metres per water main, that cross the site. Furthermore, development shall not commence until suitable protection works for the water mains such as appropriate diversion measures have been implemented to the satisfaction of the Local planning Authority

(In order to protect public water supply infrastructure and allow sufficient access for maintenance and repair work at all times.)

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 water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority. Furthermore, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

(To ensure that no foul water discharges take place until proper provision has been made for their disposal)

#### **Waste Water**

i) There are no adequate public foul/combined water sewers available within the vicinity to accept any foul water from this site. **I note that the planning application states 'Septic Tank' for foul water disposal.** Therefore, this application should be referred to the Environment Agency and the Local Authority's Environmental Health Section for their comment on private treatment facilities. However, Chapter 10 of the Environmental Statement suggests that waste handling areas could drain to sewer. If this is the case, a trade effluent consent could be required.

ii) There are no public surface water sewers recorded within the vicinity of this site. However, the submitted Flood Risk Assessment (Report dated 07/2010) is satisfactory from Yorkshire Water's viewpoint. The report confirms surface water disposal will drain to Sustainable Urban Drainage Systems and watercourse (the River Aire).

iii) The site adjoins Knostrop Waste Water Treatment Works (which is under the control of Yorkshire Water) and Skelton Grange road is used to access the WWTW. It is essential that vehicles serving the WWTW are not impeded in any way by construction or operational traffic associated with this facility.

It is important that Yorkshire Water is informed of the local planning authority's decision on this application.

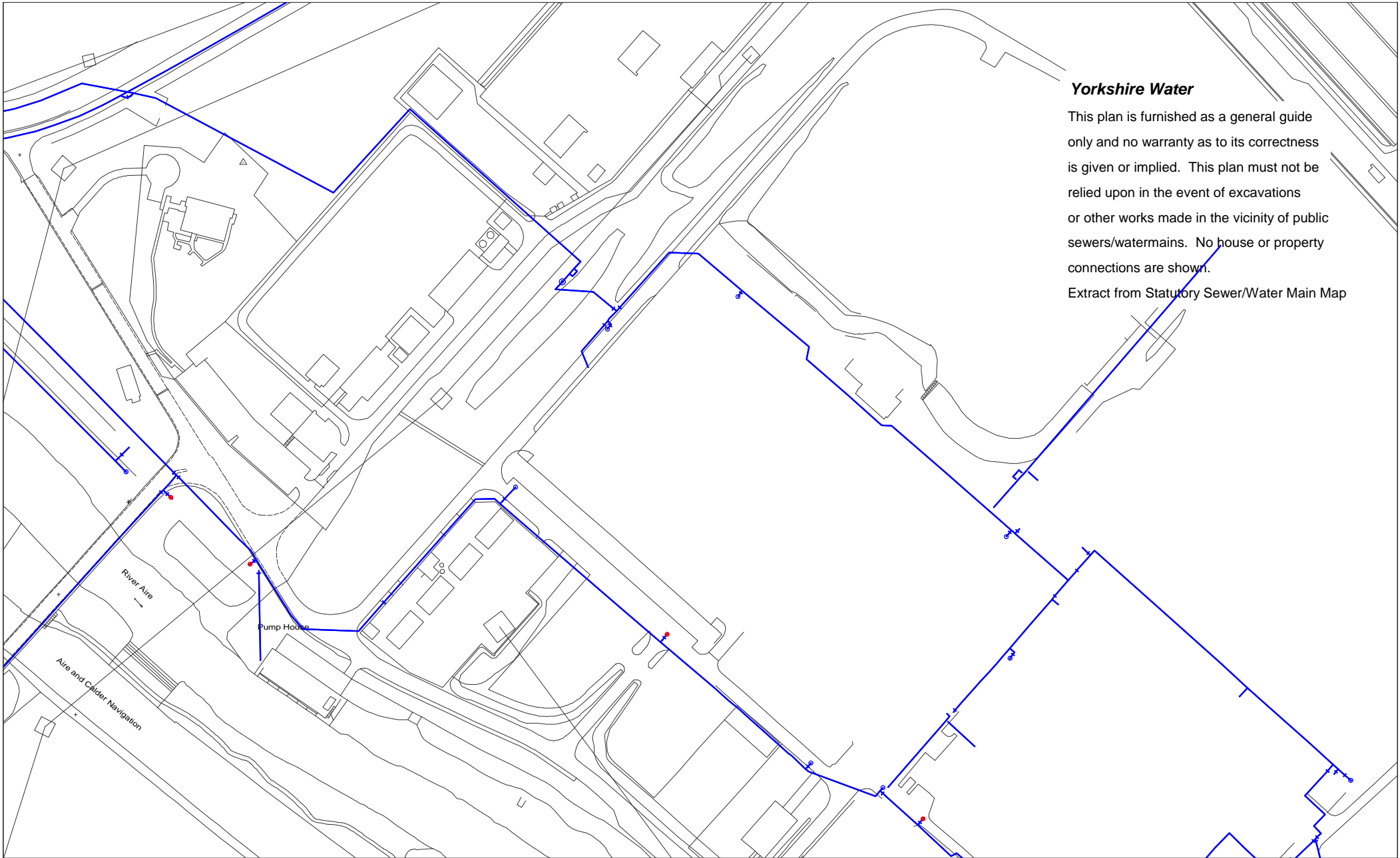
Please send me a copy of the decision notice.

Yours faithfully



**Stephanie Walden**  
**Land Use Planning Manager**





**Yorkshire Water**

This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers/watermains. No house or property connections are shown.

Extract from Statutory Sewer/Water Main Map

Date Requested : 03/11/2011, 12:00:35

Date Generated : 03/11/2011, 12:00:40

Scale : 1:2500

The position and depth of any YW apparatus shown on this map are approximate only.

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UPN: Undefined

Originator: Z FAYYAZ, Appraisals, 01274 692645