

Agenda Item SF) Circulated at meeting
ORIGINAL DRAINAGE ASSESSMENT
REPRODUCED

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ACKNOWLEDGE

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8th September 2010

Dear Sir/Madam,

5 Northfields Strensall York - Erection of 3 dwelling houses to rear of 5 and 6 Northfields (resubmission)

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

Water Supply

A water supply can be provided under the terms of the Water Industry Act, 1991.

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)**

**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)**



OBSERVATIONS:

The development of the site should take place with separate systems for foul and surface water drainage.

Foul water domestic waste should discharge to the 225mm diameter public foul water sewer recorded in Northfields, at a point approximately 55 metres from the site.

The local public sewer network does not have capacity to accept any additional discharge of surface water from the proposal site.

Sustainable Systems (SUDS), for example the use of soakaways and/or permeable hardstanding, may be a suitable solution for surface water disposal that is appropriate in this situation. The use of SUDS should be encouraged and the LPA's attention is drawn to PPS25. The developer and LPA are advised to seek comments on the suitability of SUDS from the appropriate authorities. The developer must contact the Highway Authority with regard to acceptability of highway drainage proposals.

The developer is also advised to contact the relevant drainage authorities with a view to establishing a suitable watercourse for the disposal of surface water.

Alternatively, curtilage surface water may discharge to the 225mm diameter public surface water sewer recorded in Northfields, at a point approximately 55 metres from the site. However, to prevent overloading of the public sewer network, **surface water discharges to the network should be restricted to the level of run-off (i.e. same point[s] and rate[s] of discharge) from previous use of the site. The developer will have to demonstrate this to the satisfaction of YWS/the LPA by means of investigation and calculation.**

An off-site foul and an off-site surface water sewer may be required. These may be provided by the developer and considered for adoption by means of a sewer adoption agreement under Section 104 of the Water Industry Act 1991. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. Highway drainage, however, may be accepted under certain circumstances; for instance, if SUDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, the developer will be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

The submitted Surface Water Drainage Assessment & Report:

The Surface Water Drainage Assessment & Report (prepared by Stevenson Associates - up-dated 10/08/2010) is satisfactory from Yorkshire Water's viewpoint. The report indicates that foul water from the site will discharge to a public foul water sewer in Northfields via private sewer at number 5, and surface water to public surface water sewer in Northfields via private sewer at number 5 with a restricted rate of not more than 2.6 (two point six) litres/second.

The submitted drainage details:

The drainage details submitted on drawing numbered NS/25 (first issue) dated 01/2010 that has been prepared by Laverack Associates Architects **are not acceptable to Yorkshire Water**. The following points should be addressed. For further information, the developer should contact our Developer Services Team (Telephone 0845 120 84 82, Fax 01274 372 834):

i) The submitted drawing should show foul and surface water drainage proposals both on and off site. Yorkshire Water request clarification on this matter.

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 0845 120 84 82, Fax 01274 303 047) 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.

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

A large, solid black rectangular redaction mark covering the signature area.

Stephanie Walden
Land Use Planning Manager