

Dear Susan

Thank you for your email. Joe has asked that I respond to your letter having issued the comments used on the letter.

The Development Control team of Yorkshire Water seek to protect the public sewerage system and maintain the status quo in terms of overall flow in the public sewer by means of Planning Conditions.

Where new development is proposed and consultation takes place we view the available mapping and sewer record information and use experience to assess the situation and comment appropriately.

Generally, we seek separation of the foul water domestic and surface water flows on any given site. Surface water may be discharged to, public surface water sewer where capacity is available, or sub-soils, by infiltration or soakaway methods subject to suitable percolation test results and Building Control approvals, or watercourse subject to Environment Agency and/or local Land Drainage Authority approvals.

Application 20/01367/FUL was assessed based on the information presented within the application and that which was available to ourselves from our own records. The key findings from that information can be summarised as:

The site was previously connected to the public surface water sewer network. The drainage statement states a connection exists within the site.

The site was formerly occupied by mill buildings and an associated access road. The site was almost entirely impermeable. The discharge to public sewer could have been in the region of 35 litres/second and above.

It was also factored in that the existing access road (the demolished site) was still producing run off which would spill into Derdale Road.

This flow could have been in the region of 5 litres/second ranging to 10 litres/second.

The proposed site (12 houses) was to limit the discharge of surface

water to 3 litres/second to the public surface water sewer network. This

is a large reduction of surface water flow to the public surface water sewer network.

The conclusion I arrived at was that the proposal provided betterment to the public surface water sewer network. Discharge to soakaway (and the impact on ground water levels) is a matter for other planning consultees to comment on and the Planning Authority to decide on.

Where we do find that development will cause detriment to the public sewer network, it is not appropriate to impose planning conditions on developers to improve the performance of our network. That responsibility lay with ourselves. In such situations we seek to ensure that development is timed to suit when capacity within the sewer network is available, be that through reinforcement or otherwise.

If you require any further assistance please call our office on 0345 120 8482.

Kind regards

Rob

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(Embedded image moved to	Robert Illingworth
file: pic00491.jpg)	Senior Engineer
	Developer Services (Development Control)
We are open Monday to Friday	Tel: 0345 1208482
0800 – 1700 excluding bank	yorkshirewater.com/developers
holidays	
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From: assistanttownclerk@todmorden-tc.gov.uk

<assistanttownclerk@todmorden-tc.gov.uk>

Sent: 25 January 2021 12:43

To: Joe Summers <joe.summers@yorkshirewater.co.uk>

Cc: townclerk@todmorden-tc.gov.uk

Subject: Todmorden Town Council's Concerns About the Derdale St Planning Application

EXTERNAL SOURCE - THINK BEFORE YOU CLICK

Hi Joe,

Please find attached a letter from the Town Clerk, Colin Hill about this.

Kind regards,

Susan

Susan Miles

Assistant Town Clerk

Todmorden Town Council

Todmorden Community College

Burnley Rd

Todmorden

Office Opening Hours: Monday-Thursday 9.00am-4pm