



YorkshireWater

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Your Ref: 6.47.52.D.EIAMAJ
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7th September 2017

Dear Sir/Madam,

Land Comprising OS Field 3300 Marton Le Moor - Outline application for proposed Motorway Service Area to West side of the A 1(M) with vehicular over bridge to and from southbound carriageway and partial diversion of the A 168, including associated infrastructure and staff access from B6265

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 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 piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the 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 foul sewer network)

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and points of connection to existing foul sewerage have been submitted to and approved by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, 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)

**Surface water run-off from the forecourt of petrol stations , areas used for the delivery of fuel , areas used for and immediately adjacent to vehicle washing facilities and /or other similar areas where detergent is likely to be used shall not discharge to any public surface water sewer network . Surface water from such areas , hard standing (equal to or greater than 800 square metres) and/or communal car parking area(s) of more than 49 spaces must pass through an oil , petrol and grit interceptor/separator of adequate design that has been submitted to and approved by the Local Planning Authority, before discharge to the public foul or combined sewer network .
(To prevent pollution of the aquatic environment and protect the public sewer network)**

1) Foul water domestic waste should discharge to the 150mm diameter public foul water sewer recorded in Leeming Lane, at a point approximately 800 metres south of the site. An off-site foul water sewer will be required and 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.

2) It is noted from the submitted The Flood Risk Assessment (prepared by Weetwood - Report 3728/FRA/Final/v1.1/ dated 2017-07-26) that surface water is proposed to be drained to soakaway. 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.

3) It is imperative that surface water run-off from the forecourt of petrol stations, areas used for the delivery of fuel, areas used for and immediately adjacent to vehicle washing facilities and/or other similar areas where detergent is likely to be used is not discharged to any public surface water sewer network. Surface water from such areas must pass through an oil, petrol and grit interceptor/separator of adequate design before discharge to the public foul or combined sewer network.

Water supply

A water supply can be made available. Significant off-site main-laying and possible mains reinforcement (demand dependant) will be required to supply the development.

Yours faithfully

**Stephanie Walden
Land Use Planning Manager**