

Director of Technical Services
Scarborough Borough Council
Town Hall
St. Nicholas Street
Scarborough
YO11 2HG

Land Use Planning
Yorkshire Water Services Ltd
Midway
Western Way
Halifax Road
Bradford
BD6 2LZ

Your Ref: 17/02734/FL
Our Ref: U000553



5th February 2018

Dear Sir/Madam,

Site At Church Cliff Drive Filey - Development of Retirement Living Apartments and Lifestyle Living Bungalows

Thank you for consulting Yorkshire Water regarding the above proposed development. If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and YW infrastructure:

No building or other obstruction including landscape features shall be located over or within 5 (five) metres either side of the centre line of each of the public rising mains i.e. a protected strip width of 10 (ten) metres each, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken. (In order to allow sufficient access for maintenance and repair work at all times)

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 surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and
- ii) the means by which the discharge rate shall be restricted to a maximum rate of 2.9 (two point nine) litres per second.

Furthermore, 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.

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

Water Supply

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

Waste Water

1) The Flood Risk Assessment NE-2429-02-DE-100 (prepared by Topping Engineers - Report dated November 2017) is not acceptable.

In summary, the report states that surface water will discharge to public combined sewer via storage with restricted discharge (of 2.9 litres/second). There is a dedicated public surface water sewer in Church Cliffe Drive which should be used for surface water disposal.

The means of surface water management has not been properly considered within the FRA report. Yorkshire Water requires further information regarding the means of draining surface water from the development. There is a separate surface water system available.

2) The drainage details submitted on drawing 17351 (revision C) dated 29/11/2017 that has been prepared by Topping Engineers are NOT acceptable to Yorkshire Water. The following points should be addressed. For further information, the developer should contact our Developer Services Team (telephone 0345 120 84 82, technical.sewerage@yorkshirewater.co.uk):

a) the submitted drawing should show the required building stand-off from the 350mm rising mains of 5 (five) metres-- or an agreed alternative scheme

b) the submitted drawing should show the required building stand-off of 6 (six) metres from the telemetry duct that runs parallel to the 350mm combined rising main.

c) The off-site connection point to the combined sewer is unacceptable. There is a separate surface water system available in Church Cliffe Drive.

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.

3) On the Statutory Sewer Map, there are two 350 mm diameter rising mains, one is combined the other is unknown, recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

In this instance, a stand-off distance of 5 (five) metres is required at each side of the centre-line of the rising mains.

A proposal by the developer to divert the rising mains will be subject to YW requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

There is an unmapped telemetry duct within the site that runs parallel to the 350mm combined rising main with a protective strip. In this instance, a stand-off distance of 6 (six) metres is required at each side of the centre-line of the duct.

4) The developer is proposing to discharge surface water to public sewer.

The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.

As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. As such the public sewer network does not have capacity to accept an unrestricted discharge of surface water.

The surface water discharge from the proposal to the 225mm public surface water sewer in Church Cliffe Drive must be restricted so as not to exceed 2.9 (two point nine) litres per second.

Yours faithfully



Stephanie Walden
Land Use Planning Manager