

YorkshireWater

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SM

15th May 2019

Dear Sir/Madam,

Land To The North Of Castle Street And South -East Of Waterhouse Lane , Including Castle Buildings And The Earl De Grey Public House Kingston Upon Hull - Permission for demolition and partial rebuilding of the Earl de Grey public house ; erection of link extension to Castle Buildings and the Earl de Grey; external alterations to Castle Buildings ; use of relocated Earl de Grey , Castle Buildings and link extension for café or restaurant (A3) and/or drinking establishment (A4) and/or office (B1a); erection of a nine-storey hotel; new public realm and associated works , including landscaping, car parking and servicing, and associated infrastructure

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)

There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works , details of which will have been submitted to and approved by the Local Planning Authority . If discharge to public sewer is proposed , the information shall include , but not be exclusive to:-

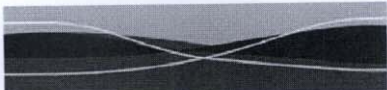
a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;

b) evidence of existing positive drainage to public sewer and the current points of connection; and

c) the means of restricting the discharge to public sewer to the existing rate less a minimum 50% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change .

(To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage)





YorkshireWater

Surface water run-off from 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, prior to any discharge to an existing or prospectively adoptable sewer . (To prevent pollution of the aquatic environment and protect the public sewer network

The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal and Yorkshire Water promote the surface water disposal hierarchy. The developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer. As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public surface water sewer. Surface water discharges to the public sewer must have a minimum of 50% reduction based on the existing peak discharge rate during a 1 in 1 year storm event. The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of YWS/the LPA by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

NOTE: it is likely that YW will have to divert a large diameter sewer to facilitate construction of the A63 re-routing. Future landscaping proposals relevant to this development must not impact on the new sewer and so YW should be consulted on any proposals for landscaping of the site.

Yours faithfully

**Stephanie Walden
Land Use Planning Manager**



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