

Land Use Planning
Yorkshire Water Services Ltd
Midway
Western way
Bradford
BD6 2LZ

National Park Officer
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Your Ref: NYM/2018/0177/FL
Our Ref: U004947

14th May 2018

Dear Sir/Madam,

Land in front of Beacholme on Quarterdeck , Covet Hill, Robin Hoods Bay - Erection of timber tea hut serving hot and cold refreshments and construction of 1 metre high gabion basket retaining wall

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

Development shall not commence until measures designed to protect the 1800mm diameter sewer and 300mm diameter overflow pipe that are laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local planning Authority. Furthermore, the protection measures shall apply to all phases of the development . (In order to ensure that the public sewer can be effectively maintained and to protect public health)

Observations

a) On the Statutory Sewer Map, there is 1 no. 1800mm diameter public combined sewer and 1 no. 300mm diameter Yorkshire Water maintained overflow pipe recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

If the developer cannot provide a 5 (five) metre building stand off either side of this infrastructure (i.e. a protected strip width of 10 (ten) metres), a Formal Build Over agreement will be required with Yorkshire Water as the proposal is outside the scope of Part H4 of Building Regulations.

The intention of this legal agreement is to protect the public sewer network and safeguard Yorkshire Water's interests and is required before the development is allowed to commence. The developer will be responsible for all costs involved. A restricted strip will be required for future replacement of the pipeline and the building over of any access point(s) on the pipeline will not be permitted.

In order to begin this process, Yorkshire Water require the following:

1. 7 (seven) copies of a layout drawing showing proposed works together with the position of the public sewer(s)
2. The full contact details of the applicant's solicitor
3. A method statement and drawing indicating how the public sewer is to be protected at all times during the works
4. A payment of £500.00 + VAT. This covers Yorkshire Water's administration costs. If other costs are incurred, (e.g. sewer pre-cleansing, monitoring of remedial works) then the applicant will have to pay a sum of money before the agreement is signed. Please note that the costs of Yorkshire

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Water's solicitor are not included in this. The developer will also have to pay the costs of Yorkshire Water's solicitor.

Please note that if imposed, the recommended planning condition should not be discharged until this agreement is entered into by all parties.

b) It is noted from the submitted planning application that surface water is proposed to be drained to watercourse.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority, with regard to surface water disposal from the site.

The landowners consent will be required for the construction of a new outfall structure.

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.

Yours faithfully

Stephanie Walden
Land Use Planning Manager