



Land Use Planning  
Yorkshire Water Services Ltd  
Midway  
Western Way  
Halifax Road  
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

25th April 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.

It appears from the submitted site layout that buildings will be sited over the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore **OBJECT** to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the sewers. For further information, the developer should contact our Developer Services Team: telephone 0345 120 84 82 or email [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk).

**Waste Water**

Observations:

1) The site layout details submitted on drawing 2723-1 A dated 14/03/2018 that has been prepared by P & N Design are not acceptable to Yorkshire Water. The following points should be addressed.

- a) the submitted drawing appears to show a building proposed to be built-over the line of public sewer crossing the site
- b) the submitted drawing should show the site - surveyed position of the public sewer crossing the site
- c) the submitted drawing should show the required building stand-off from public sewer -- or an agreed alternative scheme

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](mailto: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.

NYMNPA  
26/04/2018



2) On the Statutory Sewer Map, there is a 1800mm diameter public combined sewer 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 sewer centre-line.

There is also a 300mm Yorkshire Water maintained overflow pipe crossing the site directly parallel with the larger combined sewer. The 5 (five) metre stand off distance will also incorporate this overflow pipe.

Yours faithfully,

**Stephanie Walden**  
**Land Use Planning Manager**