



YorkshireWater

**Head of Planning and Transportation
Service
Barnsley Metropolitan Borough Council
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**Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
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**Email:
planningconsultation@yorkshirewater.co.uk**

**Your Ref: 2026/0085
Our Ref: B/00188**

17th February 2026

Dear Sir/Madam,

38 Hoyle Mill Road, Stairfoot, Barnsley - (BARN) Retention of outbuilding with new foundation details involving removal of existing concrete base and placement on proposed wooden decking. (Amended Application)

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Waste Water

NOTE- 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 (option 1) or email technical.sewerage@yorkshirewater.co.uk.





YorkshireWater

1.) The drainage details submitted on drawing 'Existing plans A3' P4 dated 05/01/26 that has been prepared by Studio Charrette is not acceptable. The following point(s) 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 -- contrary to our request
- 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

2.) On the Statutory Sewer Map, there is a 525 mm diameter public surface water 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.

- a.) It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.
- b.) In this instance, a stand-off distance of 3.5 (three point five) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.
- c.) A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

3.) Given that the building has already been constructed, the developer is requested to provide foundation details in order that the effect on the public sewer network can be judged.

Yours faithfully

Reuben Thornton
Town Planning Team

