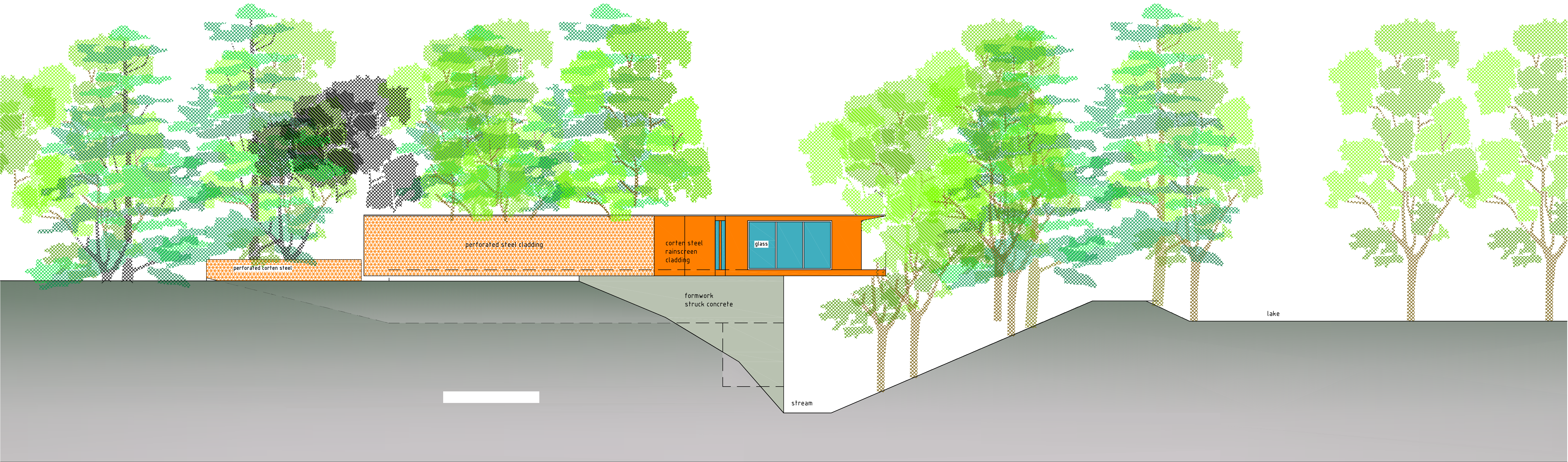
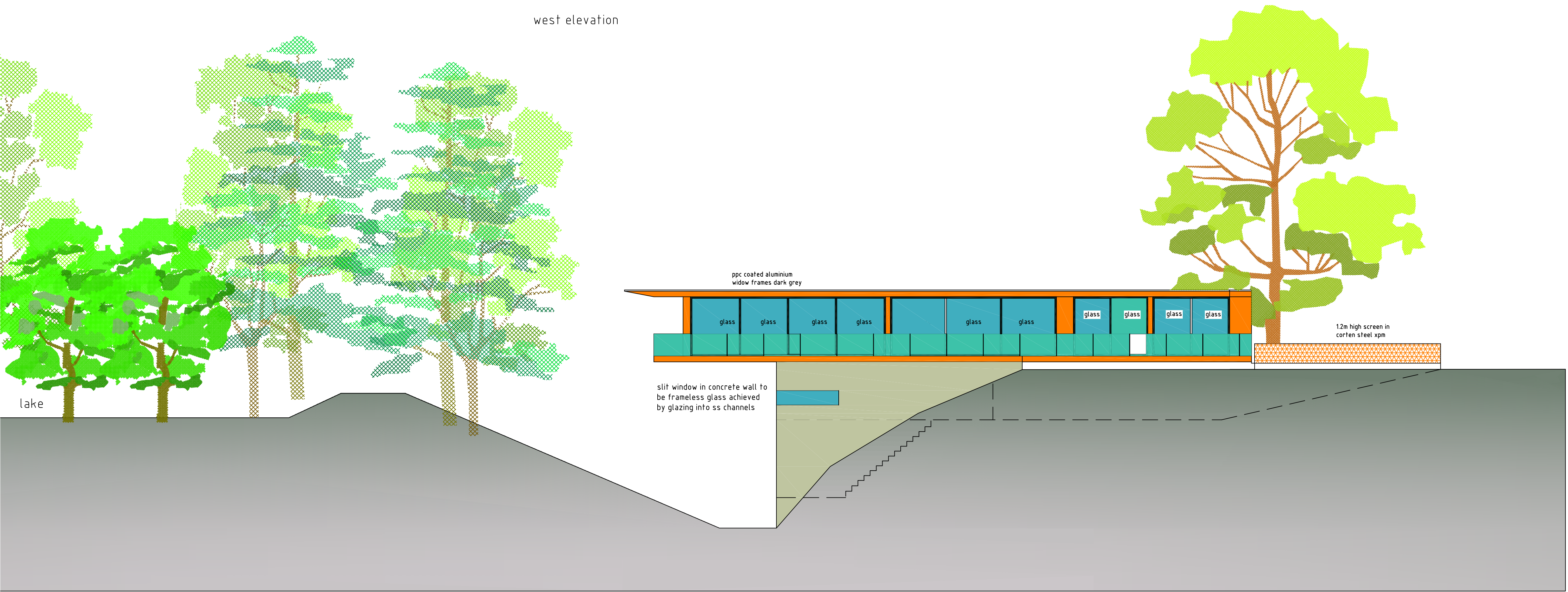




west elevation



Rev A 6/10/ 2016 amended
to include details requested
by N King

roy harrison architects 41A Staincross Common S.yorkshire S75 6JF tel 07922696549 E-Mail: rhroyarch@gmail.com		
Client Mr & Mrs P England		
Project New Dwelling Blacker green Lane Silkstone Barnsley S75 4NF		
Title Elevations		
Date 9/3/2016	Drawing No. rh/pe/2 A	Scale 1:100
Sheet 1 of 1	Revision A	Drawn rh

A P P E N D I X D

WATER AUTHORITY CONSULTATION



YorkshireWater

Arp Associates
Unit 5/6 Northwest Business Pk; 1ST FLR
Servia Hill
Woodhouse
Leeds
LS6 2QH

AllanPoyser@arpassociates.co.uk

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482
Fax: (01274) 372 834

For telephone enquiries ring:

Jane Phillips on 0345 120 8482

9th May 2017

Your Ref: 1640/01
Our Ref: T006912

Dear Mr Poyser,

Blacker Green Lane, Silkstone, Barnsley, S75 4NF - Pre-planning sewerage enquiry on R557360 - Residential

Thank you for your recent enquiry. Our charge of £153.00 (plus VAT) will be added to your account with us, reference ARO013. You will receive an invoice for your account in due course.

Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:

Existing Infrastructure

Please note that as a result of the Water Industry (Scheme for Adoption of Private Sewers) Regulations 2011, there are public sewers not shown on our mapping records. It may be the case that there are unmapped sewers capable of accommodating the proposed foul water discharge in the vicinity of the site. It is recommended that the developer investigates this by visiting the site to establish the location of any transferred public sewers.

Foul Water

Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

The site is remote from the public sewer network. Private package treatment may prove to be a more suitable means of foul water disposal in this instance. You should consult with the Environment Agency regarding this option.

Alternatively, foul water domestic waste may discharge to either the 150 mm diameter public combined sewer recorded in Cone Lane, at a point approximately 496 (four hundred and ninety six) metres from the site, or to the 225mm diameter public combined sewer recorded on the junction of Cone Lane and Noblethorpe Lane, at a point approximately 776 (seven hundred and seventy six) meters from the site.

From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage



pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required foul water discharge must not exceed 3 (three) litres per second.

Owing to the small volumes generated on site leading to low flows and long retention times, may give rise to septicity within the sewer system. Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Therefore, the developer should provide details regarding the likelihood of septicity occurring. If septicity is likely to occur then the developer should provide details of a scheme for the control of septicity i.e. dosing system.

Surface Water

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

Sustainable Drainage Systems (SuDS), for example the use of soakaways and/or permeable hard standing etc., may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SuDS in this instance from the appropriate authorities.

There are no adequate public surface water sewers available in the vicinity to accept any surface water discharge from this site. If SuDS are not viable, I would therefore, advise you to contact the Environment Agency/local Land Drainage Authority/ with a view to establishing a suitable watercourse (if any nearby) for discharge.

It is understood that a watercourse (Silkstone beck) is located within the site. This appears to be the obvious place for surface water disposal (if SuDS are not viable).

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/Internal Drainage Board, with regard to surface water disposal from the site.

Other Observations

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0345 120 84 82.

An off-site foul sewer may be required which may be provided by the developer and considered for adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0345 120 84 82.

Prospectively adoptable sewers and pumping stations must 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, pursuant to an agreement under Section 104 of the Water Industry Act 1991. An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Developer Services Team (telephone 0345 120 84 82) for further information.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. No land drainage to be connected/discharged to public sewer.



YorkshireWater

All the above comments are based upon the information and records available at the present time. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours faithfully

Developer Services Team