BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2025/0563
Proposal	Outline development of four residential dwellings and associated infrastructure considering access and layout (Custom/Self Build)
Address	Land to the rear of 31 Mansfield Road, Athersley North, Barnsley
Date of Consultation Reply	12/11/2025
Consultee	Highway Drainage

Consultation Assessment and Justification

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There are no drainage details shown on the plans submitted, with the application form describing foul to discharge to "Unknown" and surface water to "Unknown", Whilst this is not very helpful in allowing me to make constructive comments, due to the limited scope of the works and the fact that the area is well served by sewers, I consider that a conditional approval is appropriate in this case.

H4 - No development shall take place unless and until

(a) Full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways
and

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority. @ To ensure the proper drainage of the area

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NO OBJECTION		

*Delete as applicable

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Consultation Suggested Conditions:

Consultation Informative(s):

Please ensure Yorkshire Water are consulted over the 225mm/150mm Foul Sewer that crosses this site. They will need to set the diversion or easement required for this apparatus

Planning Obligations required: