

**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: 2025/1071
Our Ref: B/00229**

19th February 2026

Dear Sir/Madam,

Alexandra Working Mens Club, 59 High Street, Royston, Barnsley - (BARN) Erection of 9 detached dwellings

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.

Additionally Yorkshire Water objects due to lack of submitted proposed drainage details.



1.) The layout and landscaping details submitted on drawing 'HA-251101-Rev 11---Existing' (revision 13) dated that has been prepared by Hirst is not acceptable. The following point(s) should be addressed:

- a.) the submitted drawing appears to show new tree planting within 5 metres of the public sewer network.
- 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 tree planting stand-off from public sewer -- or an agreed alternative scheme

2.) On the Statutory Sewer Map, there is a 225mm diameter public combined 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, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010).
- c.) In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.
- d.) There should be no new tree planting within 5 metres of the public sewer network.

3.) The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

- a.) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.
- b.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.
- c.) As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public sewer. Surface water discharges to the public sewer must have a minimum of 30% reduction based on the existing peak discharge rate during a 1 in 1 year storm event.



YorkshireWater

d.) The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

Yours faithfully

Reuben Thornton
Town Planning Team

