

Your Ref: WA/2019/1117

Our Ref: CRM.1122.003

FAO: Wayne Atkins
Barnsley Metropolitan Borough Council
Operational Services
PO Box 601
Barnsley
S70 9FA

Date: 22nd January 2020

Dear Wayne,

RE: RESPONSE TO BARNSELY METROPOLITAN BOROUGH COUNCIL COMMENTS

Introduction

Enzygo Ltd produced a Flood Risk Assessment (FRA) during November 2019 (Document Ref. CRM.1122.003.HY.R.001.A).

Barnsley Metropolitan Borough Council (BMCC) have reviewed the FRA and provided comments in relation to the planning application (Reference WA/2019/1117). A copy of the letter is included in Appendix 1.

Our responses to the comments raised (included in italics) are provided below.

Comments Raised by BMBC Dated 6th November 2019

On the previous Pre-Application, I expressed concern regarding the drainage of this site. This application is unclear regarding the drainage of this site, with the application stating surface water to "main sewer", but the attached plans aren't clear on the final outfall. This site has caused flooding to the surrounding area in the past, so Surface water drainage details need to be determined at an early stage.

The foul and surface water systems would be discharged in separate systems. The foul water would discharge to the public combined sewer within Pitt Street. The surface water would discharge either to the surface water sewer within George Street to the east of the Site or to the surface water sewer located to the north of the Site. This has been agreed with Yorkshire Water at 5l/s subject to soakaway testing (Appendix 2). This is indicated on the indicative drainage drawing (Appendix 3).

Closure

We trust that the details presented herein are self-explanatory and clear, and the comments have been addressed.

If, for any reason you should have any queries or comments, please do not hesitate to contact me on **0114 321 5151**.

Yours sincerely



Eric O'Connor BSc (Hons), MSc, MCIWEM - Senior Hydrologist

Enzygo Ltd

Enzygo Limited Registered in England No. 06525159
Stag House, The Chipping,
Wotton under Edge, GL12 7AD

Appendix 1 – Barnsley Metropolitan Borough Council Correspondence

Operational Services
Assistant Director: P. Castle
PO Box 601, Barnsley, S70 9FA

F.a.o Hannah Andrew
Development Control,
Planning and Transportation

WA/ 2019/1117
24th October 2019

Outline planning application for a residential development of up to 107 dwellings including internal circulation roads, structural planting and landscaping, an attenuation basin, a children's play area and a footpath. All matters reserved except the location of the vehicular access.

Land at Low Valley Farm, Pitt Street, Darfield, Barnsley, S73 9PY

Hannah,

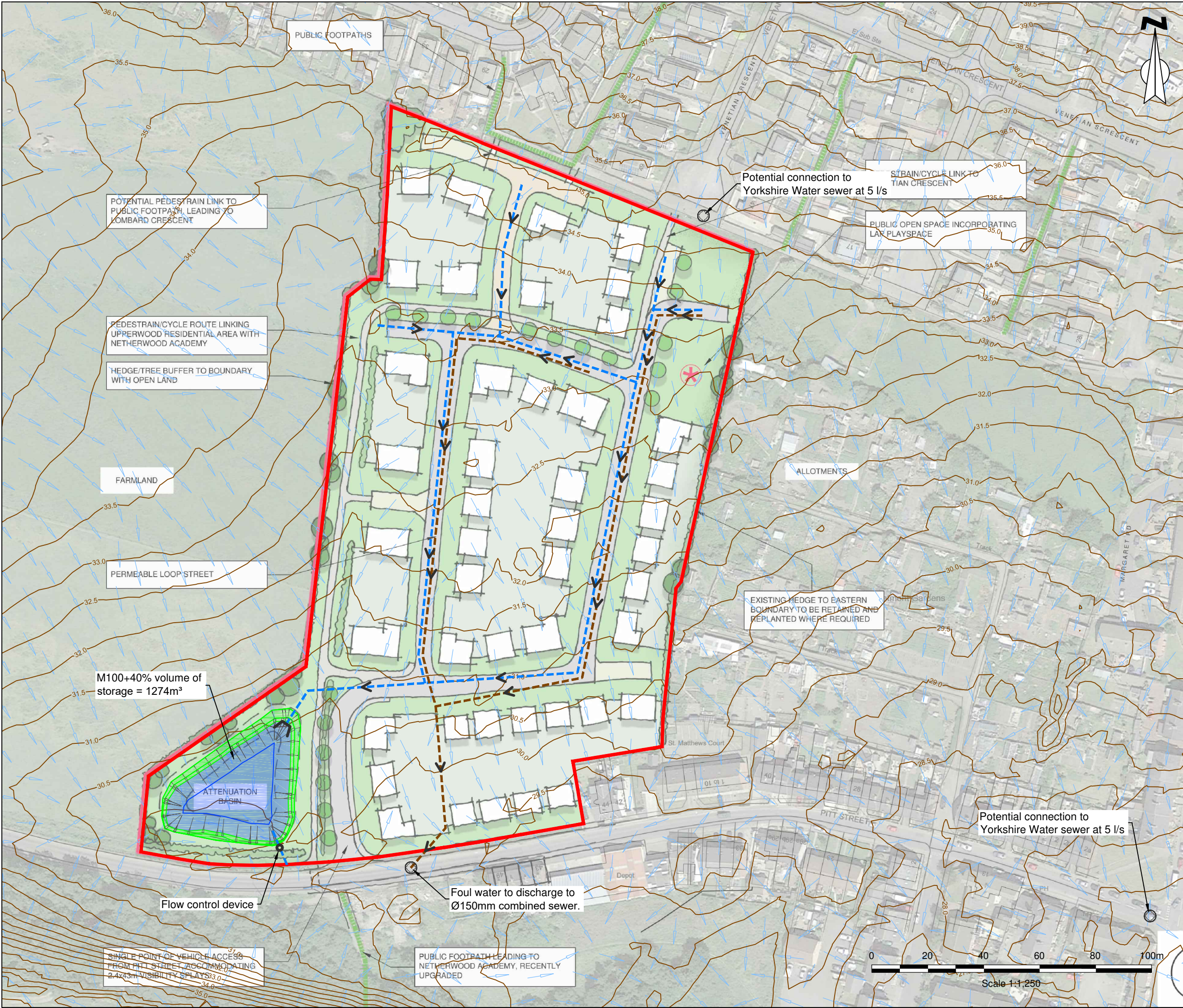
On the previous Pre Application, I expressed concern regarding the drainage of this site. This application is unclear regarding the drainage of this site, with the application stating surface water to “main sewer”, but the attached plans aren’t clear on the final outfall. This site has caused flooding to the surrounding areas in the past, so Surface water drainage details need to be determined at an early stage.

I would therefore recommend that this application is not determined until full Surface Water drainage details are supplied.

Regards

Wayne Atkins
Principal Engineer – Drainage

Appendix 2 – Yorkshire Water Correspondence



Key

- Site Boundary
- Proposed Attenuation Pond
- Proposed Surface Water
- Proposed Foul Water
- Contours
0.5m Interval (mAOD)
- Surface Water Flow Path

Notes:

- Both connections likely to be require pumping.
- Soakaway testing needs to be undertaken for approval to discharge to Yorkshire Ware Sewer.

Samuel House, 5 Fox Valley Way, Stocksbridge, Sheffield, S36 2AA

CLIENT:
Hartwood Estates

SCALE:
1:1,250@A3

PROJECT REF:
CRM.1122.003

DRAWN:
MG

CHECKED:
EO'C

DATE:
June 2019

PROJECT:
**Land North of Pitt Street,
Low Valley**

TITLE:
Indicative Drainage Layout

DRAWING NO:
CRM.1122.003.HY.D.010

Appendix 3 – Indicative Drainage Drawing



YorkshireWater

Head of Planning and Transportation Service
Barnsley Metropolitan Borough Council
PO Box 604
Barnsley
S70 9FE

Yorkshire Water Services
Developer Services
Service Delivery Centre
PO BOX 52
Bradford
BD3 7AY

For telephone enquiries ring:
Joe Summers on 03451 208482

Your Ref: 2019/1117
Our Ref: V017794

6th November 2019

Dear Sir/Madam,

Land at Low Valley Farm, Pitt Street, Darfield, Barnsley - Outline planning application for a residential development of up to 107 dwellings including internal circulation roads, structural planting and landscaping, an attenuation basin, a children's play area and a footpath (All matters reserved except the location of the vehicular access)

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

Waste Water

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

**The site shall be developed with separate systems of drainage for foul and surface water on and off site.
(In the interest of satisfactory and sustainable drainage)**

**There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.
(To ensure that no surface water discharges take place until proper provision has been made for its disposal)**

1) The submitted Flood Risk Assessment prepared by Enzygo, referenced CRM.11.22.003.HY.R.001.A requires clarification. In summary, the report states that foul water will discharge via gravity to the 150 mm diameter public combined sewer to the south of the site, located in Pitt Street. The report has also indicated that the use of soakaways are also not viable, so a discharge of surface water to the same 150 mm diameter combined sewer is proposed. In previous consultations with Yorkshire Water, it was agreed that subject to soakaway tests, surface water could discharge via a maximum pumped rate of 5 (five) litres per second to the 30 mm diameter surface water sewer in George Street (to the east of the site).

In the interest of sustainable drainage, the discharge to a combined sewer is only as a last resort. Either a pumped rate (of 5 litres per second can be permitted to the surface water sewer in George Street) OR the 900 mm diameter public surface water sewer, located to the north of the site, unless this cannot be achieved. (further evidence will be required.)

Yours faithfully



YorkshireWater

Joe Summers
Development Technician
Developer Services

