Yorkshire Water Services
Developer Services
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Head of Planning and Transportation Service
Barnsley Metropolitan Borough Council
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Your Ref: 2025/0980
Our Ref: A/03329

23rd December 2025

Dear Sir/Madam,

1 - 3 Church Street, Staincross, Barnsley - (BARN) Erection of commercial building with mixed use Classes E(a), E(c) and E(g)

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 development shall be carried out in accordance with the details shown on the submitted plan, "'Drainage Strategy' 25664-DR-C-0100 (revision P1) dated 22/10/25 that has/have been prepared by Dart", unless otherwise agreed in writing with the Local Planning Authority.
(In the interest of satisfactory and sustainable drainage)

YorkshireWater

1.) The submitted 'Percolation Report' 25664-PR-001 prepared by Dart, dated 14/10/2025 is acceptable

In summary, the report states that
a.) Sub-soil conditions do not support the use of soakaways

2.) Yorkshire Water has no objection in principle to the drainage details submitted on drawing 'Drainage Strategy' 25664-DR-C-0100 (revision P1) dated 22/10/25 that has/have been prepared by Dart, namely: -

a.) The proposed separate systems of drainage on site with combined off-site
b.) The proposed amount of domestic foul water to be discharged to the public combined water sewer -
c.) The proposed amount of curtilage surface water to be discharged to the public combined water sewer at a restricted rate of 1.5 litres/second.
d.) The proposed point(s) of discharge of foul and surface water to the public combined water sewer.

Yours faithfully

Reuben Thornton
Developer Services Team