



PUBLIC SEWER

EXISTING PUBLIC COMBINED SEWER RECORDED AS CROSSING THE SITE – EXACT POSITION, DEPTH AND CONDITION TO BE CONFIRMED BY STATUTORY RECORDS AND PHYSICAL SITE INVESTIGATION. Small-diameter public combined sewer recorded on the Statutory Sewer Map (Yorkshire Water ref. B/02521, 11.09.2026); route not shown on any drawing supplied and therefore NOT plotted on this sheet.

- No inspection chamber is to be constructed over the public sewer.
- No building-over or alteration of the public sewer is proposed without statutory approval (Building Regulations Requirement H4).
- Any sewer diversion would require separate agreement with Yorkshire Water under Section 185 of the Water Industry Act 1991.

SURFACE WATER – PREFERRED

SURFACE WATER TO DISCHARGE VIA INFILTRATION/SOAKAWAY SUBJECT TO BRE 365 INFILTRATION TESTING AND CONFIRMATION OF SUITABLE GROUND CONDITIONS. Roof rainwater downpipes (positions indicative) collected via SW inspection chamber / silt trap S1 to an indicative soakaway in the rear garden, set a minimum of 5.0 m from the dwelling and a minimum of 2.5 m from site boundaries. Surface water kept entirely separate from foul drainage.

SURFACE WATER – FALLBACK

WHERE INFILTRATION IS DEMONSTRATED TO BE IMPRACTICAL, SURFACE WATER SHALL BE ATTENUATED ON SITE AND DISCHARGED AT A RESTRICTED RATE TO THE PUBLIC SEWER NETWORK, SUBJECT TO YORKSHIRE WATER APPROVAL. Indicative attenuation zone shown dashed; attenuation to allow for climate change, with flow control to achieve at least the 30% reduction from the existing 1-in-1-year peak discharge rate required by Yorkshire Water.

SANITARY / RWP POSITIONS

SVP, kitchen gully and rainwater downpipe positions are shown conceptually from the proposed floor plan (drg 202410047/14) and the block plan roof outline. Foul branch shown dashed where beneath the ground floor. Final positions, pipe sizes, gradients and invert levels to be confirmed at Building Regulations / detailed design stage.

FOUL DRAINAGE

PROPOSED FOUL DRAINAGE TO CONNECT TO EXISTING/PUBLIC COMBINED SEWER. FINAL CONNECTION POINT, DEPTH AND INVERT LEVEL TO BE VERIFIED BY SITE INVESTIGATION PRIOR TO CONSTRUCTION. Foul drainage picks up the kitchen, WC and bathroom sanitary positions (drg 202410047/14) via SVP and gully to proposed foul inspection chamber F1, located clear of the recorded public sewer, before onward connection. Route shown is conceptual.

- LEGEND**
- Proposed foul drainage (solid; dashed where beneath building)
 - Proposed foul drainage – beneath ground floor
 - Foul connection towards existing / public combined sewer – point TBC
 - Proposed surface water drainage (separate system)
 - Existing public combined sewer – recorded crossing site, position NOT plotted
 - F1 – Proposed foul inspection chamber (not over public sewer)
 - S1 – Proposed surface water inspection chamber / silt trap
 - RWP – Rainwater downpipe (positions indicative)
 - SVP (soil & vent pipe) / external gully – conceptual positions
 - Proposed soakaway – indicative, subject to BRE 365 testing
 - Indicative attenuation zone – fallback only, if infiltration impractical
 - Land owned by applicant (red) / plot 49A boundary (black) – as base drawing

SCALE 1:200 @ A3



PLANNING DRAINAGE STRATEGY – CONCEPT DESIGN. FINAL DRAINAGE LEVELS AND HYDRAULIC DESIGN SUBJECT TO SITE INVESTIGATION AND DETAILED DESIGN.

Base drawing: A Designs proposed block plan drg 202410047/5 rev 1, reproduced unaltered at 1:200 @ A3. Building geometry, site boundaries, parking arrangement and architectural layout are as the submitted planning drawings and are not changed by this sheet. Drainage shown is conceptual only; no sewer positions, invert levels or connection points have been surveyed.

AD-DR-01 – PROPOSED DRAINAGE STRATEGY

49A ROWLAND ROAD, OLD TOWN, BARNSELY S75 2PF | PLANNING APPLICATION 2026/0374

DRAINAGE STRATEGY NOTES

1. Proposed foul and surface water drainage shall be provided as separate systems up to their respective agreed points of discharge.
2. Foul drainage from the proposed dwelling shall connect to the existing/public combined sewer subject to confirmation of the existing drainage arrangement, connection point and statutory undertaker approval.
3. Surface water shall be managed in accordance with the sustainable drainage hierarchy.
4. Infiltration via soakaway shall be the preferred surface-water disposal method, subject to BRE 365 infiltration testing and suitable ground conditions.
5. Where infiltration is demonstrated to be impractical, surface water shall be attenuated on site prior to controlled discharge to the public sewer network.
6. Where discharge to the public sewer is required, the design shall incorporate the minimum reduction in peak discharge required by Yorkshire Water, including their stated minimum 30% reduction from the existing 1-in-1-year peak discharge rate.
7. Existing drainage connections and positive drainage to the public sewer shall be confirmed by physical investigation, CCTV survey and/or dye testing where required.
8. Existing public sewer position, depth and invert levels shall be verified prior to commencement of works.
9. No inspection chamber or structure shall be constructed over the public sewer.
10. Final pipe diameters, gradients, invert levels, attenuation volumes, flow-control devices and connection details shall be developed at Building Regulations/detailed design stage.
11. Any works affecting or diverting a public sewer shall be subject to Yorkshire Water approval.

SURFACE WATER DISPOSAL HIERARCHY (NPPF / NPPG / SuDS STANDARDS)

1. **Rainwater harvesting (non-potable use)** – To be considered at detailed design (e.g. water butts to RWPs) – does not remove the need for a disposal route.
2. **Infiltration to ground** – PREFERRED ROUTE – indicative soakaway shown, subject to BRE 365 testing and ground conditions.
3. **Discharge to watercourse** – No watercourse identified within or immediately adjacent to the site on the OS location plan (drg 202410047/1).
4. **Discharge to public surface water sewer** – Availability of a public surface water sewer to be confirmed from statutory sewer records – the Yorkshire Water response refers only to a public combined sewer at the site.
5. **Discharge to public combined sewer** – LAST RESORT / FALLBACK ONLY – attenuated on site with flow control, minimum 30% reduction on existing 1-in-1-year peak rate, subject to Yorkshire Water approval and evidence of existing positive drainage.

GENERAL NOTES

- This drawing is to be read in conjunction with the submitted planning drawings: location plan 202410047/1, proposed block plan 202410047/5 rev 1 and proposed plans 202410047/14 rev 1, and with the Yorkshire Water consultation response ref. B/02521 dated 11 September 2026 (application 2026/0374).
- The proposal is the erection of a DETACHED SINGLE-STOREY BUNGALOW and associated works. The description 'detached 2 storey dwelling' quoted in the Yorkshire Water response does not reflect the submitted scheme.
- Yorkshire Water have indicated that it may not be acceptable to raise or lower ground levels over the public sewer. No change to ground levels over the recorded sewer is proposed without their agreement.
- Ground conditions, infiltration rates and groundwater levels have not been established. BRE Digest 365 infiltration testing, and a drainage survey (CCTV / dye test) of the existing site drainage, are to be undertaken prior to detailed design.
- All drainage to be designed and constructed in accordance with Building Regulations Approved Document H, BS EN 752, BS EN 12056 and Sewers for Adoption / Design and Construction Guidance where applicable. Do not scale from this drawing for construction purposes.

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CLIENT Mr Navinth Ravikumar		LOCAL PLANNING AUTHORITY Barnsley Metropolitan Borough Council		
SITE 49A Rowland Road, Old Town, Barnsley S75 2PF		PLANNING APPLICATION REF. 2026/0374 (Yorkshire Water ref. B/02521)		
PROJECT Erection of a detached single-storey bungalow and associated works				
DRAWING TITLE PROPOSED DRAINAGE STRATEGY – PLANNING CONCEPT				
DRAWING No. AD-DR-01	REVISION P01	SCALE 1:200 @ A3	DATE 15.09.2026	STATUS PLANNING
DRAWN AD	CHECKED AD	BASE DRAWING 202410047/5 rev 1 (block plan) - unaltered		
REV	DATE	DESCRIPTION		
P01	15.09.2026	Issued for planning – additional drainage information in response to Yorkshire Water objection (ref. B/02521)		
This drawing is a planning-stage drainage strategy prepared to describe the design intent only. It does not constitute a hydraulic design. Sewer records, existing drainage, ground conditions and levels have not been surveyed and must be verified before any detailed design or construction. Do not scale from this drawing. All dimensions to be checked on site. This drawing remains the copyright of A Designs LTD.				