



YorkshireWater

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Your Ref:  
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Jane Phillips on 0345 120 8482

9th February 2015

Dear Sir,

**Nanny Marr Road, Darfield, South Yorkshire - Pre-Planning Sewerage Enquiry on P650642**

Thank you for your recent enquiry and remittance. Our official VAT receipt has been sent to you under separate cover. Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records.

The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:

There is a 225mm diameter public combined sewer recorded crossing the site. In this instance, building-over may take place under the control of Part H4 Building Regulations 2000.

Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

Foul water domestic waste should discharge to the 225 mm diameter public combined sewer recorded within the site.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

Sustainable Drainage Systems (SuDS), for example the use of soakaways and/or permeable hardstanding etc, may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SuDS in this instance from the appropriate authorities.

The local public sewer network does not have capacity to accept any additional discharge of surface water from the proposal site. If SuDS are not viable, the developer is advised to contact the Environment Agency/local Internal Drainage Board with a view to establishing a suitable watercourse (if any nearby) for discharge.

If other methods of surface water disposal are not viable and subject to providing satisfactory

evidence as to why they have been discounted, curtilage surface water discharges to the public sewer will be restricted to the level of run-off - i.e. same rate of discharge - to that from the existing use of the site less a 30% reduction in the existing discharge. Any discharge of surface water from the site should discharge to similar points of connection to that of the existing use of the site. You will need to demonstrate positive drainage, based on a 1 in 1 year storm, to the public sewer to Yorkshire Water by means of investigation and calculation carried out at your expense.

To do this, Yorkshire Water requires to see existing and proposed drainage layouts with pipe sizes, gradients and connection points, measured impermeable areas of the present and proposed use of the site, along with the calculations that show the existing and proposed discharge rate from the site to the public sewer.

Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hardstanding must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator. It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Internal Drainage Board, with regard to surface water disposal from the site.

Prospectively adoptable sewers and pumping stations must be designed and constructed in accordance with the WRc publication "Sewers for Adoption - a design and construction guide for developers" 6th Edition as supplemented by Yorkshire Water's requirements, pursuant to an agreement under Section 104 of the Water Industry Act 1991. An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Developer Services Team (telephone 0345 120 84 82) for further information.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no right of connection to the public sewer network. No land drainage to be connected/discharged to public sewer.

As a last resort, highway drainage may be accepted under certain circumstances. If it can be demonstrated, through satisfactory evidence, that SUDS are not a viable option, there are no watercourses or highway drains available and if capacity is available within the public sewer network, highway drainage discharges to the public sewer network may be permitted. In this event, the developer may be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may obtain an application form from our website ([www.yorkshirewater.com](http://www.yorkshirewater.com)) or by telephoning 0345 120 84 82.

All the above comments are based upon the information and records available at the present time. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours faithfully

