



YorkshireWater

**Yorkshire Water Services  
Developer Services  
Pre-Development Team**

**PO BOX 52  
Bradford  
BD3 7AY**

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

**2nd November 2021**

**Your Ref: 2021/1089**

**Our Ref: X018421**

Dear Sir/Madam,

**Land to the South East of Higham Common Road, Barnsley (Application 2) - Hybrid application for employment development comprising:- a) Full planning permission for: earthworks to create development platforms; strategic drainage ponds and associated drainage infrastructure; and location of strategic landscaping and ecological areas. b) Outline planning permission seeking approval over means of access and landscaping for employment use development (use classes E/B2/B8) and associated infrastructure works**

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

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:

**No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.**

**(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)**





**No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.**

**(To ensure that no foul water discharges take place until proper provision has been made for their disposal)**

**Development shall not commence on any phase of the development until a scheme to ensure that on-site and off-site works to ensure an adequate water supply for the development, that will not cause detriment to existing properties within the area, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the timing and phasing arrangements embodied within the scheme and the number of properties to be protected within that phase, or within any other period or number of properties as may subsequently be agreed in writing, by the Local Planning Authority.**

**(In the interest of public health and to protect the strategic water supply)**

### **Waste Water**

i) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he should contact our Developer Services Team (telephone 03451 208 482, email: [technical.sewerage@yorkshirewater.co.uk](mailto:technical.sewerage@yorkshirewater.co.uk)) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Codes for Adoption – a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.



1) The submitted Drainage Impact Assessment prepared by JPG (dated 24 May 2021) is acceptable. In summary, the report states that:

a) foul water will discharge to the 600 mm diameter public combined sewer in Barugh Green Road. (NOTE: The public sewer network does not have capacity to accept the total development discharge and, as such, Yorkshire Water is responsible for the provision of additional capacity within the sewer network to accommodate the total development discharge);

c) surface water will discharge to the watercourses crossing the site, subject to LLFA requirements.

2) 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.

The public sewer network does not have adequate capacity available to accommodate the anticipated foul water discharge from this proposal. Foul water will discharge to the 600 mm diameter public combined sewer in Barugh Green Road. Yorkshire Water is responsible for the provision of additional capacity within the sewer network to accommodate the total development discharge.

From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required, the peak pumped foul water discharge must not exceed a rate to be agreed with Yorkshire Water dependant upon the colume of pumping required.

NOTE: 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.



3) 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 any disposal to the public sewer. It is noted from the submitted planning application that surface water is proposed to be drained to watercourse, which we fully support.

As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

#### **Water Supply**

1) Based on the submitted "Illustrative Master Plan 2021189", the site is a large development area with significant development and demand. A large feeder / spine main will be required, with the northern and southern supplies to be linked (from the proposed Northern R/bout to the Southern R/bout).

A suitable hydraulic assessment needs to be undertaken to ensure that the needs of the developed site can be met. Significant off site laying/mains reinforcement may be required.

NOTE: The northern and southern roundabouts will require clean water apparatus to be diverted to facilitate the new traffic islands that are proposed.

Yours faithfully

**Pre-Development Technician**  
**Developer Services**