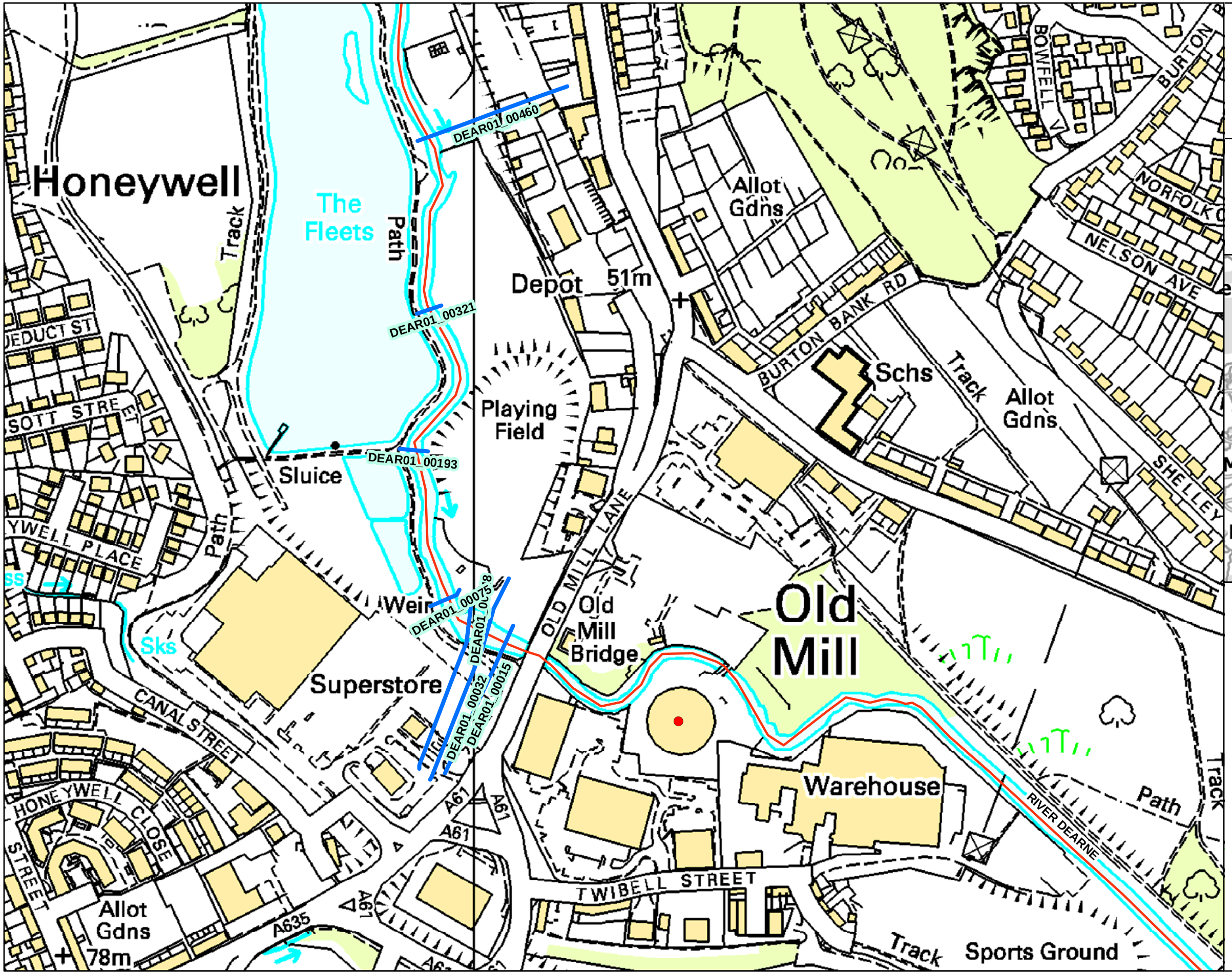
Model Cross Sections for Old Mill Lane, Barnsley - Date Created 23/06/2011 [Ref: 17472]



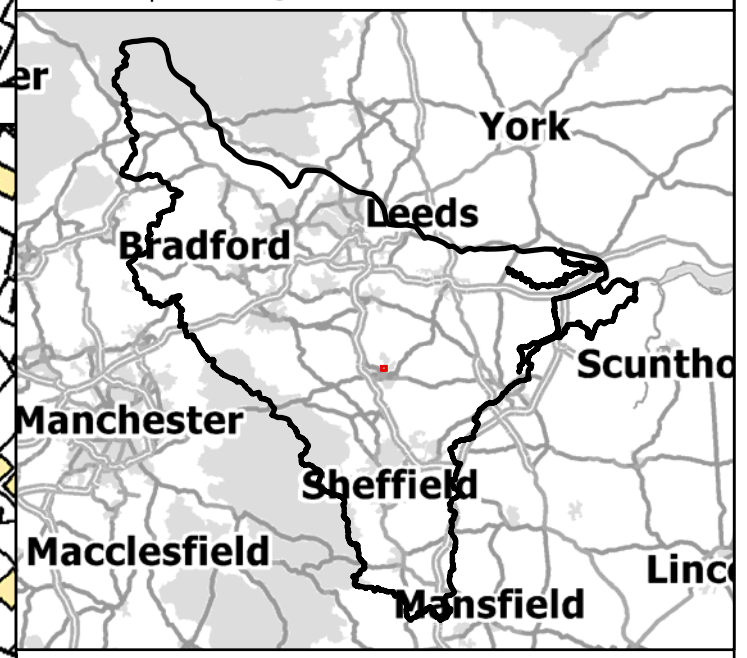
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LEGEND

- Main River
- ModelCrossSection-2010Dearne Model

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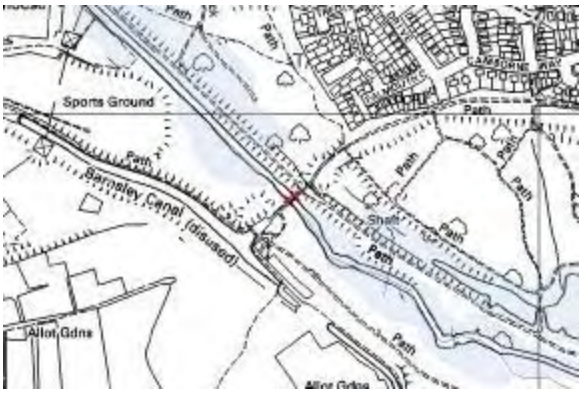
Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 08708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

Location	Label	Chainage (km)	5 yr		10 yr		25 yr		50 yr		75 yr		100 yr		1000 yr		100 yr + CC	
			Max Stage (mAOD)	Max Flow (m^3s^{-1})	Max Stage (mAOD)	Max Flow (m^3s^{-1})	Max Stage (mAOD)	Max Flow (m^3s^{-1})	Max Stage (mAOD)	Max Flow (m^3s^{-1})	Max Stage (mAOD)	Max Flow (m^3s^{-1})	Max Stage (mAOD)	Max Flow (m^3s^{-1})	Max Stage (mAOD)	Max Flow (m^3s^{-1})	Max Stage (mAOD)	Max Flow (m^3s^{-1})
	DEA00947	0.95	45.61	45.43	45.71	51.04	45.90	62.66	46.04	73.77	46.12	80.56	46.19	88.87	46.86	166.17	46.34	105.99
	DEA00865	0.87	45.62	45.55	45.75	51.17	45.94	62.80	46.10	73.93	46.19	80.74	46.29	89.07	47.09	166.58	46.49	106.22
	DEA00838	0.84	45.55	45.58	45.66	51.21	45.83	62.84	45.98	73.99	46.06	80.80	46.16	89.13	46.94	166.70	46.35	106.30
	DEA00810	0.81	45.54	45.62	45.65	51.26	45.81	62.89	45.93	74.04	46.01	80.86	46.08	89.20	46.71	166.86	46.23	106.38
	DEA00708	0.71	45.54	35.38	45.65	37.90	45.82	46.01	45.94	55.16	46.00	61.60	46.06	69.24	46.62	131.05	46.16	86.09
	DEA00580	0.58	45.43	42.08	45.54	44.82	45.71	50.97	45.84	56.36	45.91	59.77	45.99	64.32	46.61	114.97	46.12	74.22
	DEA00460	0.46	45.33	42.23	45.44	45.01	45.61	51.17	45.75	56.59	45.82	60.03	45.89	64.52	46.60	91.05	46.02	73.34
	DEA00321	0.32	45.27	30.21	45.38	31.44	45.56	34.10	45.69	37.04	45.76	39.11	45.82	41.96	46.57	57.76	45.94	48.14
	DEA00193	0.19	45.17	37.46	45.26	39.96	45.42	46.57	45.54	52.27	45.61	53.78	45.69	55.00	46.55	57.32	45.83	56.84
	DEA00075	0.07	45.10	42.58	45.18	47.51	45.32	55.49	45.43	62.35	45.49	66.22	45.55	70.19	46.49	85.54	45.67	77.99
Barnsley Weir Gauging Station	DEA00048U	0.05	44.94	42.73	45.03	47.82	45.16	56.18	45.27	63.50	45.33	67.85	45.39	72.50	46.45	94.71	45.52	82.23
	DEA00048D	0.05	43.48	42.73	43.68	47.82	44.05	56.18	44.38	63.50	44.59	67.85	44.76	72.50	46.39	94.71	45.12	82.23
	DEA00032	0.03	43.45	45.87	43.65	51.89	44.02	62.07	44.36	71.14	44.56	76.67	44.74	82.52	46.37	120.50	45.10	94.96
	DEA00015	0.02	43.45	45.87	43.65	51.89	44.02	62.07	44.36	71.14	44.56	76.67	44.74	82.52	46.37	120.50	45.10	94.96
A61 Road Bridge	DEA00001U	0.00	43.33	45.89	43.52	52.20	43.85	64.01	44.16	75.33	44.35	82.67	44.52	90.60	46.11	170.65	44.85	108.15
Baildon Dyke Cross-sections																		
	BAI3103	3.10	133.39	2.20	133.51	2.59	133.66	3.10	133.80	3.57	133.93	3.90	134.03	4.15	134.87	7.28	134.36	4.98
	BAI3075	3.07	133.00	2.22	133.15	2.62	133.33	3.13	133.51	3.61	133.66	3.94	133.79	4.19	134.77	7.35	134.21	5.03
	BAI3023D	3.02	131.02	2.22	131.07	2.62	131.12	3.13	131.17	3.61	131.19	3.94	131.21	4.19	131.47	7.35	131.28	5.03
	BAI2985	2.99	130.43	2.25	130.48	2.65	130.55	3.18	130.60	3.66	130.63	3.99	130.65	4.25	130.93	7.46	130.73	5.10
	BAI2820	2.82	128.33	2.39	128.42	2.82	128.53	3.37	128.63	3.89	128.69	4.24	128.73	4.51	129.05	7.92	128.85	5.42
Park Gate	BAI2719	2.72	127.31	2.47	127.42	2.91	127.54	3.49	127.64	4.03	127.70	4.39	127.75	4.67	128.40	8.21	127.93	5.61
	BAI2708	2.71	127.34	2.48	127.46	2.93	127.59	3.51	127.69	4.04	127.76	4.41	127.81	4.69	128.38	8.24	127.99	5.63
	BAI2708D	2.71	127.09	2.48	127.19	2.93	127.30	3.51	127.39	4.04	127.44	4.41	127.49	4.69	127.93	8.24	127.62	5.63
	BAI2689	2.69	126.81	2.50	126.89	2.94	126.99	3.53	127.06	4.07	127.11	4.43	127.14	4.72	127.49	8.29	127.25	5.67
	BAI2556	2.56	125.49	2.61	125.54	3.07	125.59	3.68	125.63	4.25	125.66	4.63	125.68	4.93	125.84	8.67	125.73	5.92
	BAI2556D	2.56	124.58	2.61	124.64	3.07	124.71	3.68	124.76	4.25	124.80	4.63	124.82	4.93	125.11	8.67	124.91	5.92
	BAI2485	2.49	123.07	2.67	123.12	3.14	123.18	3.77	123.22	4.35	123.25	4.74	123.28	5.05	123.51	8.87	123.34	6.06
	BAI2379	2.38	121.48	2.75	121.52	3.25	121.58	3.89	121.62	4.49	121.64	4.90	121.66	5.21	121.80	9.17	121.72	6.26
	BAI2258	2.26	120.05	2.85	120.10	3.37	120.17	4.04	120.22	4.65	120.26	5.08	120.28	5.41	120.56	9.51	120.37	6.49
	BAI2111	2.11	118.87	2.98	118.99	3.51	119.12	4.21	119.21	4.86	119.26	5.29	119.30	5.64	119.68	9.93	119.43	6.77
	BAI2011	2.01	118.75	3.06	118.88	3.61	119.02	4.33	119.12	4.99	119.17	5.44	119.21	5.80	119.59	10.21	119.34	6.96
	BAI2011D	2.01	117.90	3.06	117.96	3.61	118.03	4.33	118.09	4.99	118.12	5.44	118.15	5.80	118.44	10.21	118.24	6.96
	BAI1973	1.97	117.04	3.09	117.10	3.65	117.16	4.37	117.22	5.04	117.27	5.50	117.31	5.86	117.69	10.32	117.41	7.03
	BAI1973D	1.97	117.03	3.09	117.09	3.65	117.15	4.37	117.20	5.04	117.24	5.50	117.27	5.86	117.56	10.32	117.36	7.03
	BAI1830	1.83	115.40	3.21	115.46	3.79	115.52	4.54	115.58	5.24	115.63	5.71	115.66	6.09	115.95	10.72	115.75	7.30
	BAI1674	1.67	113.93	3.34	113.99	3.94	114.07	4.73	114.14	5.45	114.18	5.95	114.22	6.34	114.55	11.17	114.34	7.60
	BAI1557	1.56	112.92	3.44	112.97	4.06	113.03	4.86	113.07	5.61	113.10	6.12	113.13	6.52	113.38	11.50	113.20	7.83
	BAI1460	1.46	112.84	3.52	112.87	4.15	112.91	4.98	112.94	5.74	112.96	6.27	112.98	6.68	113.13	11.77	113.03	8.01
	BAI1460D	1.46	111.90	3.52	111.98	4.15	112.08	4.98	112.15	5.75	112.20	6.27	112.24	6.68	112.55	11.77	112.34	8.01
	BAI1415	1.42	111.71	3.56	111.78	4.20	111.85	5.03	111.91	5.81	111.95	6.33	111.98	6.75	112.28	11.90	112.06	8.10
	BAI1333	1.33	111.51	3.62	111.58	4.28	111.66	5.13	111.73	5.92	111.77	6.46	111.80	6.88	112.08	12.13	111.89	8.25
	BAI1333D	1.33	111.45	3.62	111.53	4.28	111.61	5.13	111.68	5.92	111.72	6.46	111.75	6.88	112.03	12.13	111.84	8.25
	BAI1317	1.32	111.40	3.64	111.48	4.29	111.56	5.15	111.62	5.94	111.66	6.48	111.69	6.90	111.97	12.17	111.78	8.28
	BAI1317D	1.32	111.05	3.64	111.14	4.29	111.22	5.15	111.29	5.94	111.33	6.48	111.35	6.90	111.65	12.17	111.44	8.28
	BAI1135	1.14	109.05	3.79	109.12	4.47	109.20	5.36	109.27	6.19	109.74	6.75	109.78	7.19	110.06	12.69	109.87	8.63
	BAI1135D	1.14	109.05	3.79	109.11	4.47	109.20	5.36	109.27	6.19	109.31	6.75	109.35	7.19	109.67	12.69	109.46	8.63
	BAI1053	1.05	107.85	3.86	107.91	4.55	107.97	5.46	108.03	6.30	108.08	6.87	108.11	7.32	108.44	12.92	108.21	8.79
	BAI0948	0.95	106.83	3.95	106.92	4.66	107.02	5.58	107.09	6.44	107.13	7.03	107.16	7.49	107.49	13.22	107.26	8.99
	BAI0824	0.83	105.59	4.05	105.66	4.78	105.72	5.73	105.78	6.61	105.83	7.22	105.86	7.69	106.16	13.57	105.96	9.23
	BAI0702	0.70	104.50	4.15	104.58	4.90	104.67	5.88	104.73	6.78	104.77	7.40	104.80	7.88	105.10	13.92	104.89	9.46
	BAI0577	0.58	103.35	4.25	103.41	5.02	103.49	6.02	103.59	6.95	103.64	7.59	103.68	8.08	104.01	14.27	103.78	9.70
	BAI0458	0.46	102.24	4.35	102.37	5.14	102.50	6.16	102.64	7.12	102.72	7.76	102.79	8.27	103.22	14.61	102.95	9.93
	BAI0458D	0.46	101.86	4.35	101.96	5.14	102.05	6.16	102.16	7.11	102.23	7.76	102.28	8.27	102.74	14.61	102.44	9.93
	BAI0344	0.35	100.53	4.45	100.60	5.25	100.68	6.30	100.76	7.27	100.81	7.93	100.85	8.45	101.13	14.94	100.94	10.15
	BAI0222	0.22	99.40	4.55	99.50	5.37	99.62	6.44	99.72	7.44	99.77	8.12	99.81	8.65	100.11	15.28	99.91	10.38
	BAI0222D	0.22	99.05	4.55	99.13	5.37	99.23	6.44	99.31	7.44	99.35	8.12	99.38	8.65	99.72	15.28	99.48	10.38
	BAI0101	0.10	98.22	4.65	98.30	5.49	98.42	6.59	98.51	7.60	98.56	8.30	98.60	8.84	98.95	15.63	98.76	10.61

2004 S105 River Don Flood Model - 200yr (0.5% AEP)

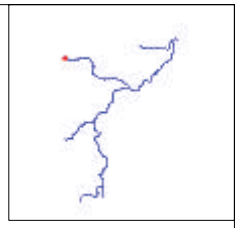
Lable	Max Stage (mAOD)
DRN01_23278u	43.75
DRN01_22430u	41.41

Location Plan



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Cross Section References



River: DRN

Reach: 01

Chainage: 22430U

Section Type: BRIDGE, SECTION

OS NGR: SE 35676 06890

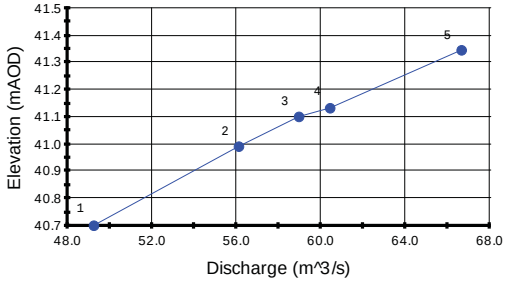
Survey Dwg Ref: N/A

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Next
Section D/s: 22257
Section U/s: 23278U



Rating Curve



Number represents model profile number

Summary of Results

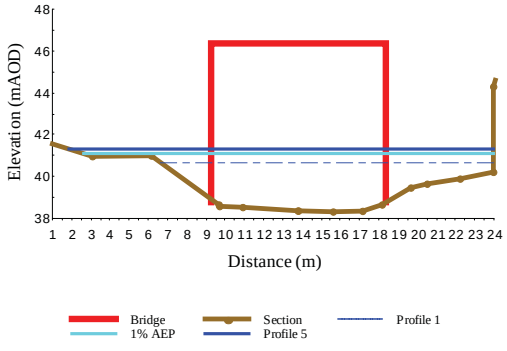
Profile No	AEP (%)	Flow (m^3/s)	Water Level (mAOD)	Velocity (m/s)
1	4.00	49.3	40.704	2.03
2	2.00	56.1	40.993	2.04
3	1.33	58.9	41.102	2.04
4	1.00	60.4	41.134	2.04
5	0.67	66.6	41.346	2.04

Level of Left Bank 41.030 mAOD

Level of Right Bank 39.520 mAOD

AEP: Annual Exceedance Probability = 1/T, where T = Return Period (Years)

Cross Section Profile

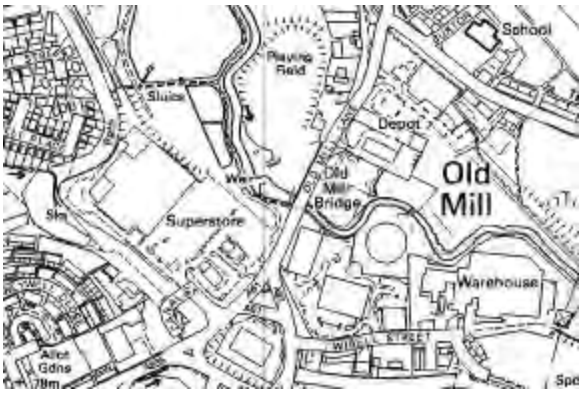


DRN: 01: CROSS SECTION NUMBER 22430U

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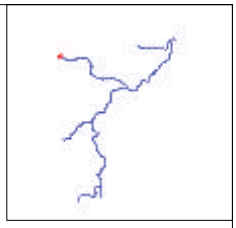
Environment Agency - North East Region
Re-working of the River Don Model
ISIS Hydraulic Model Summary Sheet

Location Plan



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Cross Section References



River: DRN

Reach: 01

Chainage: 23278U

Section Type: BRIDGE, SECTION

OS NGR: SE 35035 07252

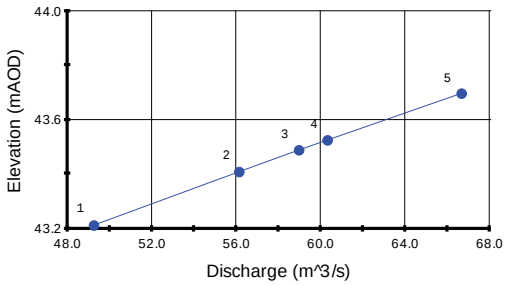
Survey Dwg Ref: N/A

Photograph Ref: DEAR_23278.JPG

Next
Section D/s: 22430U
Section U/s: N/A



Rating Curve



Number represents model profile number

Summary of Results

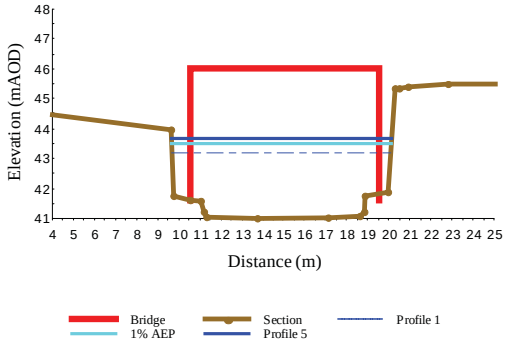
Profile No	AEP (%)	Flow (m^3/s)	Water Level (mAOD)	Velocity (m/s)
1	4.00	49.3	43.215	2.43
2	2.00	56.1	43.412	2.52
3	1.33	59.0	43.491	2.55
4	1.00	60.3	43.528	2.57
5	0.67	66.6	43.698	2.64

Level of Left Bank 43.990 mAOD

Level of Right Bank 45.350 mAOD

AEP: Annual Exceedance Probability = 1/T, where T = Return Period (Years)

Cross Section Profile

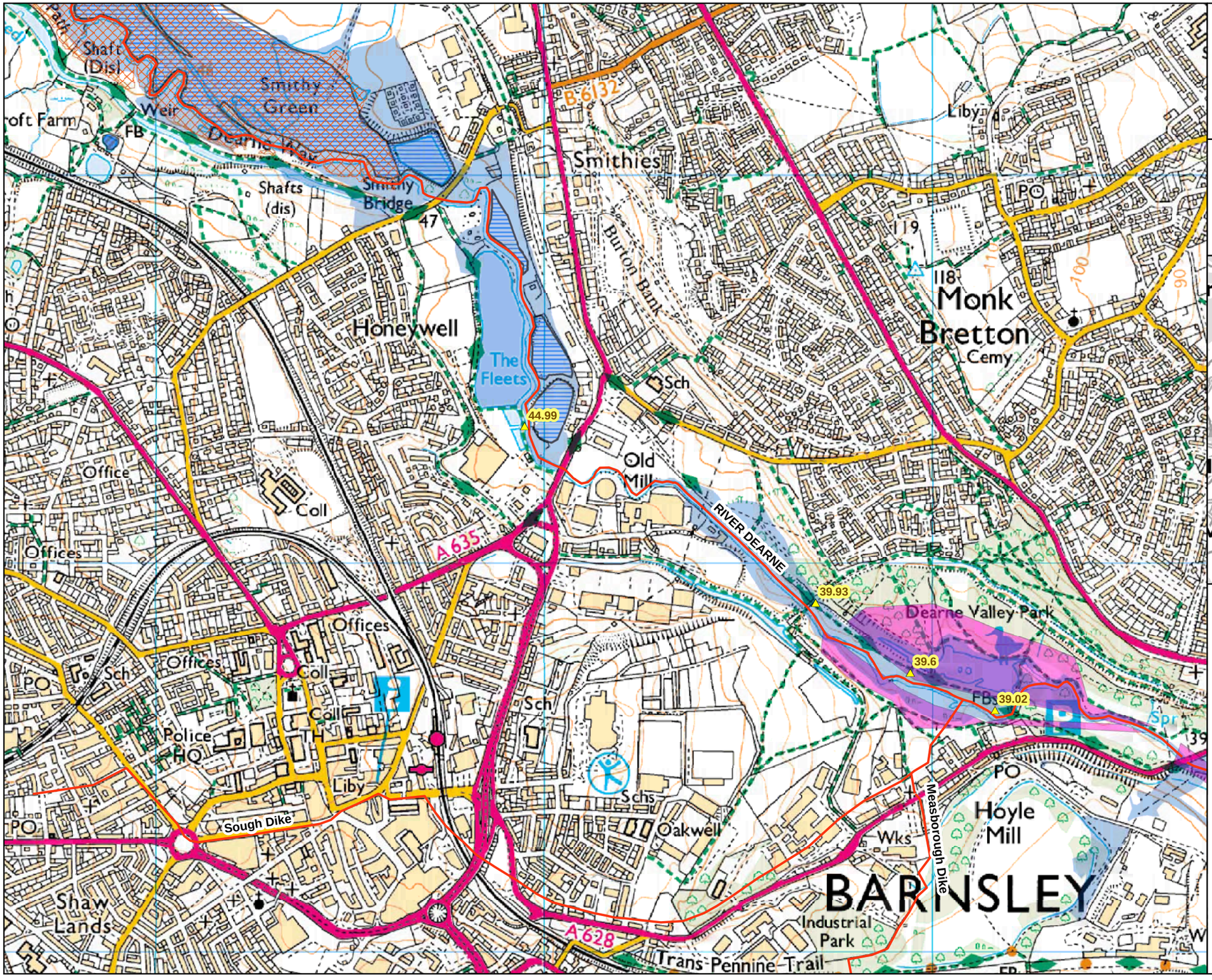


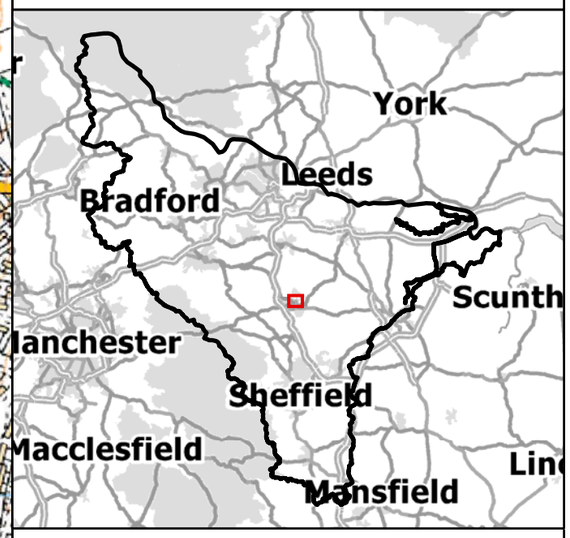
DRN: 01: CROSS SECTION NUMBER 23278U

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Print Date: 21/05/2004

Flood History Map for Old Mill Lane, Barnsley - dated 22/06/2011 [Ref: 17472]





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Flood Extents

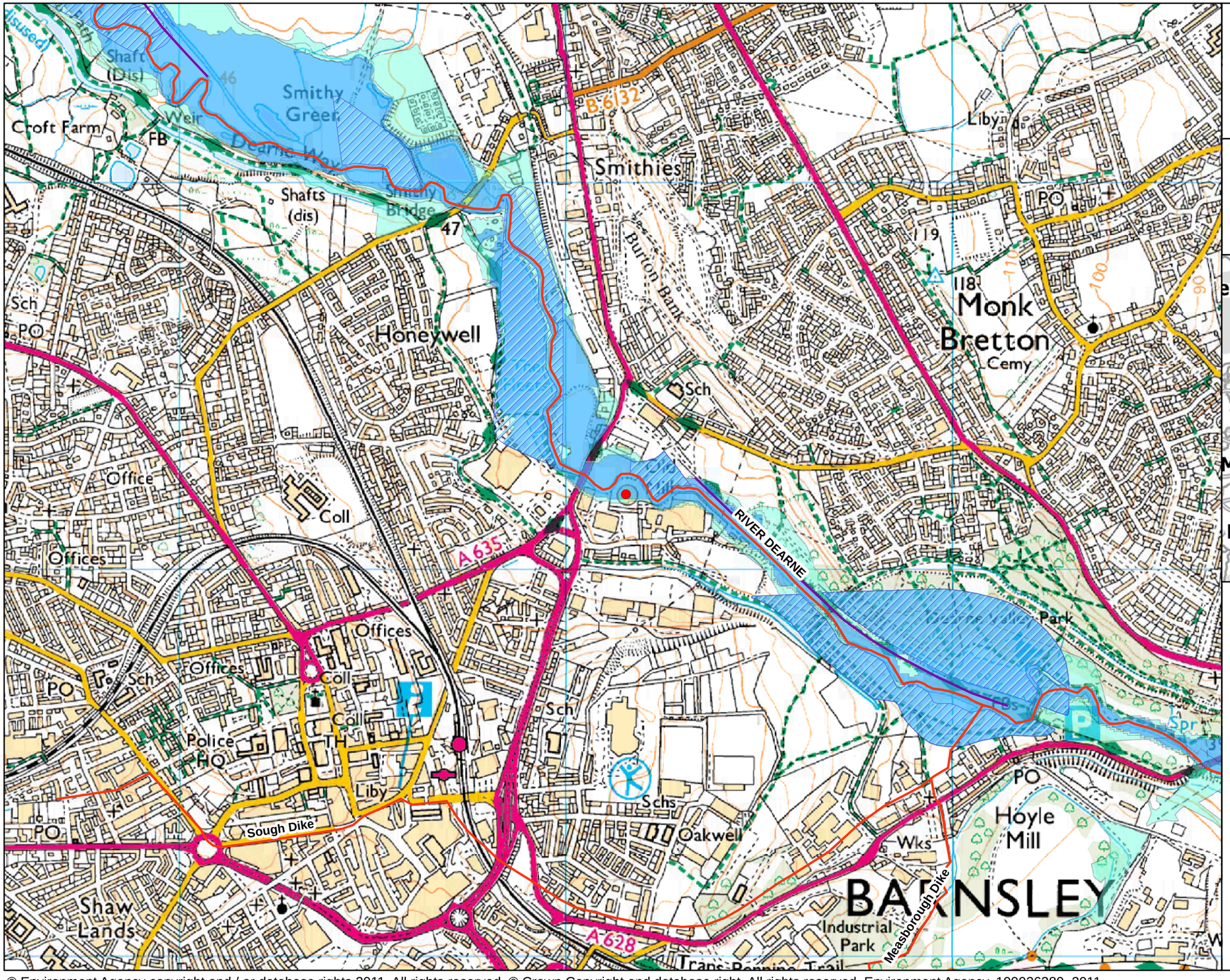
Legend

- Main River
- Autumn 2000 Flood Event Flood Level (m)
- Jan 2008 Flood Event Flood Extent DRAFT
- 2007 Flood Events Flood Extent
- 2007 Flood Event Surface Water Flood Extent
- Autumn 2000 Flood Event Flood Extent
- River Don 1947 Flood Event Flood Extent

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Flood Map for Old Mill Lane, Barnsley - Date Created 23/06/2011 [Ref: 17472]



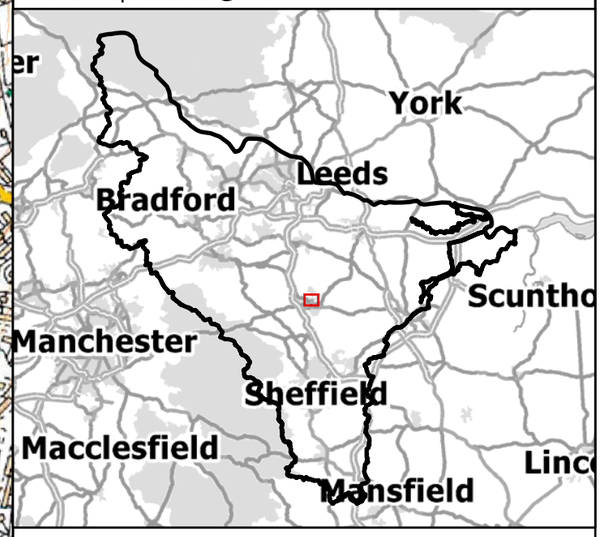
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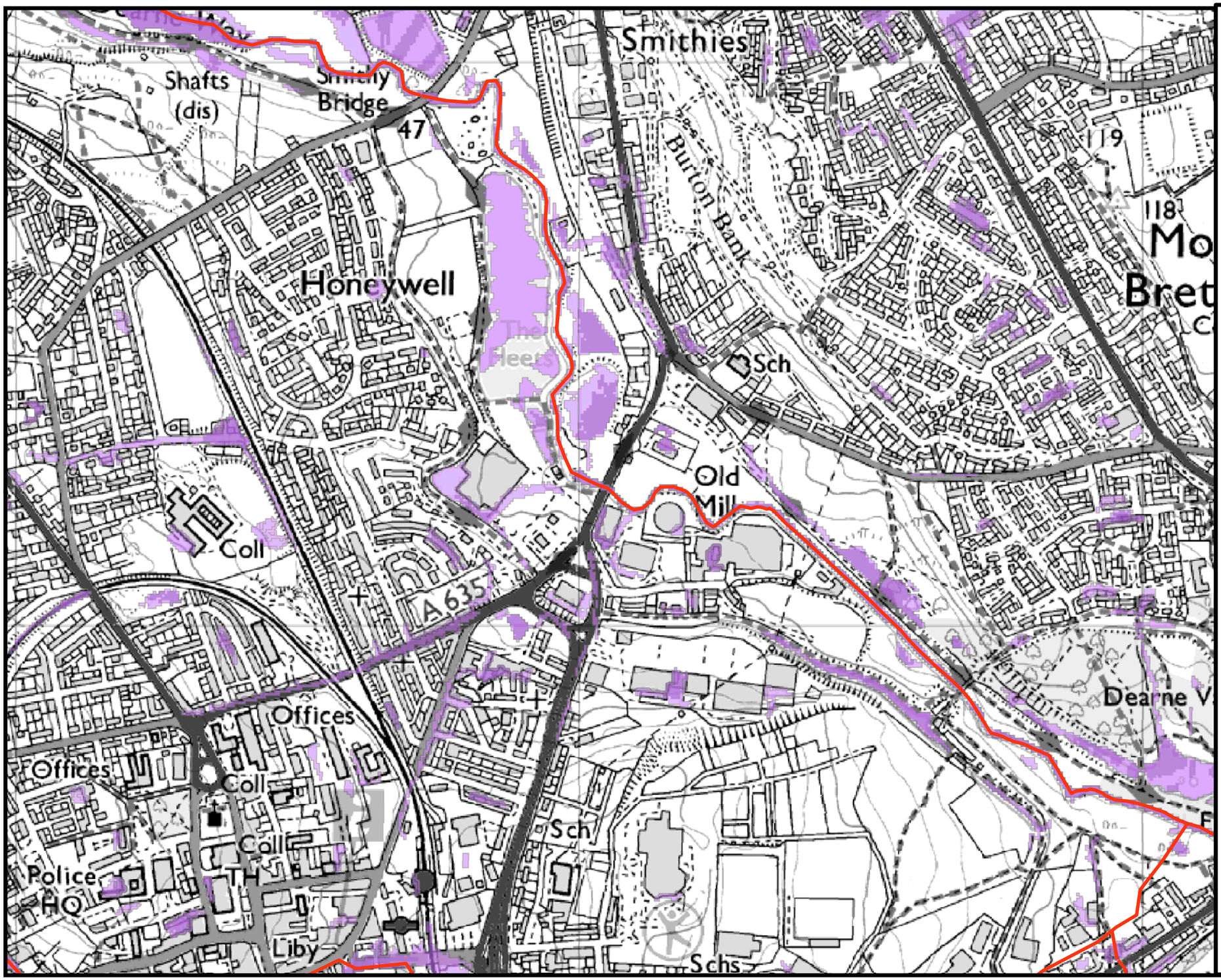
- Main River
- Flood Map Flood Defences
- Flood Zone 2 (FZ2)
- Flood Zone 3 (FZ3)
- Flood Storage Areas

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Flood Map for Surface Water

Environment Agency
Asiantaeth yr Amgylchedd



Note - this map provides a general indication of the broad areas that may be at risk of surface water flooding. It is taken from a national assessment which takes broad account of drainage and typical storms which are likely to cause flooding, but these will vary locally and are therefore not appropriate everywhere.

Important

- This information may be useful to help inform emergency & spatial planning and general awareness of surface water flood risk.
- It is not suitable for use at an individual property scale due to the method used.
- The information should not be interpreted as stating that the location you are interested in will or won't actually flood, but simply that it is in or not in an area shown at risk on the maps.
- As there are various sources of surface water information available, you should contact your local authority to ask them what surface water information best represents local conditions.

Flood depths from rainfall with a 1 in 200 chance of occuring in any given year

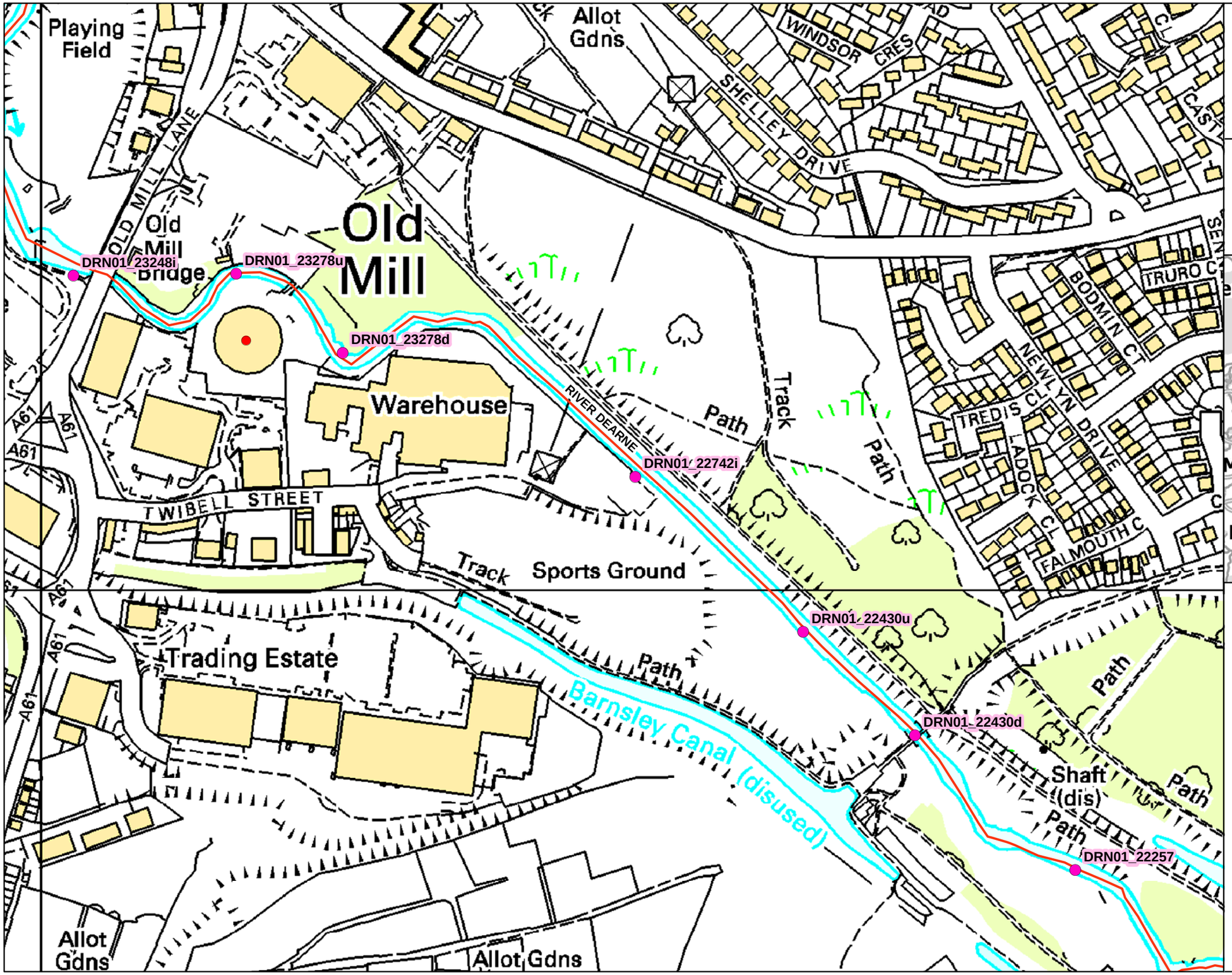
- Rivers - Main Network (NE)
- FMfSW_200yr
- FMfSW_200yr_Deep

1:10,000

Data produced 2010.

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Model Nodes (2004 Don Model) for Old Mill Lane, Barnsley - Date Created 26/08/2011 [Ref: 17472]



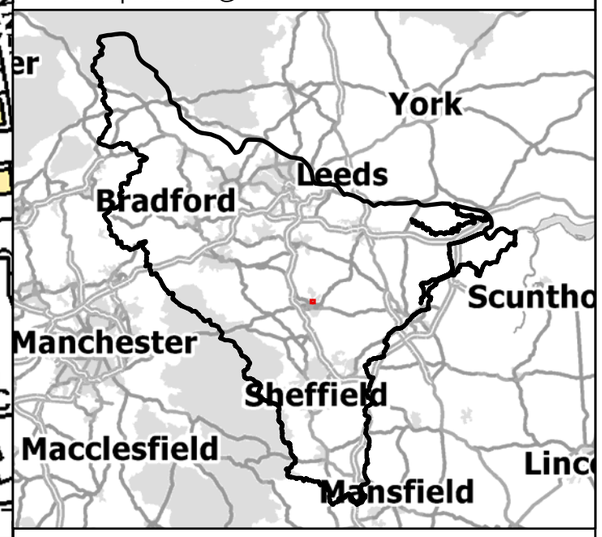
Environment Agency

www.environment-agency.gov.uk

Scale: 1:3,000

when reproduced @ A3

N W E S



LEGEND

- Main River
- ISIS nodes_custom_point

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Contact Us: National Customer Contact Centre, PO Box 544, Rotherham, S60 1BY. Tel: 08708 506 506 (Mon-Fri 8-6). Email: enquiries@environment-agency.gov.uk

YorkshireWater

RECEIVED 22 AUG 2011

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0845 120 8482
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Email:
Planning.Sewerage@yorkshirewater.co.uk

For telephone enquiries ring:

Kashif Khan on (0845)120 8482

WSP Development Limited
Three White Rose Office Park
Millshaw Park Lane
LEEDS
LS11 0DL

For the attention of Ms Sarah Hamilton

Your Ref:
Our Ref: M004912

18th August 2011

Dear Madam,

Old Mill Lane, Barnsley - Pre-Planning Sewerage Enquiry - J621829

Thank you for your enquiry received 2nd August 2011. Our charge of £157.05 (plus VAT) will be added to your account with us, reference WSP041. You will receive an invoice for your account in due course. Please find enclosed a complimentary extract from the Statutory Sewer Map. This indicates the recorded position of the public sewers. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site:

There are 300 mm, 375 mm, 450 mm, 750 mm, 1200 mm diameter public combined sewers and a 450 mm diameter public surface water sewer recorded crossing/within the site.
No buildings are to be erected within 3 (three) metres of the 300/375/450 mm diameter public sewers, 5 metres of the 750 mm diameter public sewers and 6.5 (six and a half) metres of the 1200 mm diameter public sewers. Trees should not be planted within 5 (five) metres of these public sewers. It may not be acceptable to raise or lower ground levels over the sewers, nor to restrict access to the manholes on the sewers. If you wish to have these sewers diverted under Section 185 of the Water Industry Act 1991 an application should be made in writing. To discuss this matter, please telephone 0845 120 84 82.

There is a combined sewage overflow and an outfall to watercourse, under the control of Yorkshire Water, located near to/within the site. Vehicular access, including with large tankers, could be required at any time.

Development of the site should take place with separate systems for foul and surface water drainage. The separate system should extend to the public sewer.

Foul water domestic waste should discharge to the public combined sewers recorded crossing/within the site.

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.

Where appropriate, soakaways, swales and infiltration trenches (SUDS) may be adopted as part of the public sewer network. For general conditions for the adoption of SUDS please see the attached sheet. Further information may be seen in the DEFRA publication 'Interim Code of Practice for Sustainable Drainage Systems' (ISBN 0-86017-904-4). If the developer is considering adoption of SUDS they should contact our Developer Services Team on 0845 120 84 82.

The local public sewer network does not have capacity to accept any discharge of surface water from the proposal site. The developer is advised to contact the Environment Agency/local Land Drainage Authority with a view to establishing a suitable watercourse for discharge.

It is understood that a watercourse is located within/adjacent to the site. This appears to be the obvious place for surface water disposal.

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/Land Drainage Authority, with regard to surface water disposal from the site.

Surface water run-off from areas of vehicular parking and/or hardstanding etc. 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 imperative, however that surface water run-off from the forecourt of petrol stations, areas used for the delivery of fuel, areas used for and immediately adjacent to vehicle washing facilities and/or other similar areas where detergent is likely to be used is not discharged to any public surface water sewer network. Surface water from such areas must pass through an oil, petrol and grit interceptor/separator of adequate design before discharge to the public foul or combined sewer network. A trade effluent consent - that may be conditional and, amongst other things, place a restriction on the rate of discharge to public sewer - may be required for such discharges. The developer is advised to contact Yorkshire Water's Industrial Waste Section (telephone 0845 1242424) about any such proposal.

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.

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 0845 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. Highway drainage, however, may be accepted under certain circumstances; for instance, if SUDS are not a viable option and there is no highway drain available and if capacity is available within the public sewer network. In this event, the developer will 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.

No land drainage to be connected/discharged to public sewer.

Any new connection to an existing public sewer will require the approval of Yorkshire Water. You may obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0845 120 84 82.

There are no properties in the vicinity of the site on the DG 5 (sewer flooding) Register, and there are no reported incidents of sewer flooding in the area on the YW operations database.

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

Developer Services Team

River Dearne
Water
(PH)
45.4m
OLD MILL LANE
BM
46.13m
Depot
Gas Valve Compound
OLD MILL
Old Mill
Bridge
Weir
Ward Bdy
CR
47.2m
FB
El Sub Sta
Gasholder
Warehouse
Dearne Valle
River Dearne
ABANDONED
Warehouse
Depot
Tanks
Warehouse
Warehouse
Warehouse
El
Sub
Sta
CANAL STREET
Ward Bdy
CR
HARBOROUGHHILL ROAD
WHARF STREET
EMMING VIEW
Warehouse
Path (um)
Sinks
Def

Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0845 120 8482
Fax: (01274) 372 834
Email: Planning.Sewerage@yorkshirewater.co.uk
For telephone enquiries ring: Kashif Khan on (0845)120 8482

Your Ref:
Our Ref: M004912

17th October 2011

Dear Madam,

Old Mill Lane, Barnsley - Pre-Planning Sewerage Enquiry - J621829

Further to your email dated 3rd October 2011:

The diversion will be conditioned at outline planning stage and undertaken during detailed design.

Yours faithfully

Developer Services Team

Appendix B4 Envirocheck Flood Screening Report