



YorkshireWater

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

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

Tel: 0345 120 8482

**Email:
planningconsultation@yorkshirewater.co.uk**

**Your Ref: 2025/0563
Our Ref: A/03015**

23rd January 2026

Dear Sir/Madam,

Land to the rear of 31 Mansfield Road, Athersley North, Barnsley - (BARN) Outline development of four residential dwellings and associated infrastructure considering access and layout (Custom/Self Build)

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' 25899-DR-C-0100 (revision P1) dated December 2025 that has 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' 25899-PR-001 prepared by Dart, dated 22/12/2025 is acceptable.

In summary, the report states that
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' 25899-DR-C-0100 (revision P1) dated December 2025 that has been prepared by Dart, namely: -

- a.) The proposed separate systems of drainage on site and off site
- b.) The proposed amount of domestic foul water to be discharged to the public foul water sewer
- c.) The proposed amount of curtilage surface water to be discharged to the public surface water sewer at a pumped rate of 3.5 litres per second.
- d.) The proposed point(s) of discharge of foul and surface water to the respective public sewers

2.) On the Statutory Sewer Map, there is a 225 and 150mm diameter public foul water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

- a.) It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.
- b.) In this instance, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010).
- c.) A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

3.) The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption and diversion should 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.

Yours faithfully

Reuben Thornton
Town Planning Team

