

**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:

**Your Ref: 2026/0491
Our Ref: B/01881**

planningcosultation@yorkshirewater.co.uk

14th July 2026

Dear Sir/Madam,

134 Church Hill, Royston, Barnsley, S71 4AQ - (BARNS) - Change of use from Use Class C3 (Dwellinghouse) to Use Class C2 (Residential Institutions) to operate as a residential care home for adults and young adults with autism and learning disabilities, together with extensions, alterations and conversion of outbuildings, including retrospective planning permission for the erection of Outbuilding 2

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

Existing Infrastructure

On the Statutory Sewer Map, there is a 375mm diameter public combined 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.

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.

In this instance, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.

Yours faithfully

**Reuben Thornton
Town Planning Team**