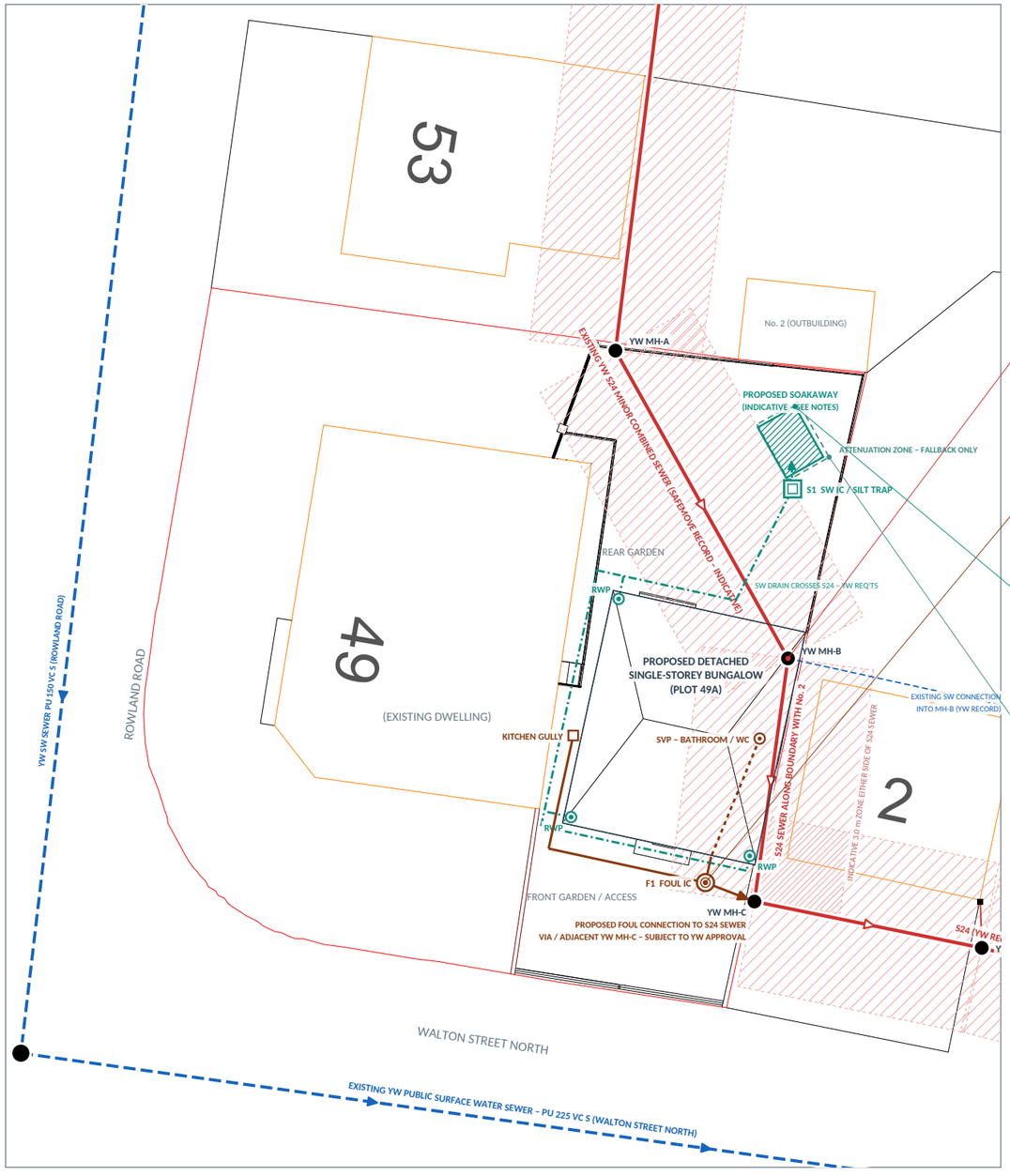
AD-DR-01 – PROPOSED DRAINAGE STRATEGY – REV P02

49A ROWLAND ROAD, OLD TOWN, BARNSLEY S75 2PF | PLANNING APPLICATION 2026/0374



PUBLIC SEWER

Yorkshire Water SafeMove records identify an S24 minor combined sewer crossing the rear part of the site and continuing along the boundary with No. 2 Walton Street North. The relevant public sewer and manhole positions are reproduced indicatively from SafeMove record CAS-459802-J5X5M2. Exact line, level, diameter and condition shall be confirmed on site prior to construction.

- No structure or inspection chamber to be constructed over the public sewer.
- Access to Yorkshire Water apparatus to be maintained.
- Significant raising or lowering of ground levels over Yorkshire Water assets not permitted without agreement.
- Any diversion/alteration to a public sewer requires Yorkshire Water agreement under Section 185 Water Industry Act 1991.
- Excavation close to Yorkshire Water apparatus to follow Yorkshire Water requirements (trial holes, hand digging, support and backfill per SafeMove protection conditions).

S24 SEWER / MH-B – RELATIONSHIP TO PROPOSED BUNGALOW

As recorded, the S24 sewer runs along the east boundary immediately adjacent to / beneath the eaves line of the proposed bungalow, and manhole MH-B is recorded at/under its north-east corner. Yorkshire Water require consent for building works over or within 3.0 m of a public sewer and do not permit building over manholes. Sewer and manhole positions to be confirmed by site survey / trial holes; thereafter a build-over / build-near agreement, a Section 185 diversion, or a review of the footprint position will be required before Building Regulations approval. The submitted footprint is not altered on this drawing.

FOUL DRAINAGE

PROPOSED FOUL DRAINAGE TO CONNECT TO EXISTING S24 MINOR COMBINED SEWER, SUBJECT TO YORKSHIRE WATER APPROVAL AND CONFIRMATION OF CONNECTION LEVEL / INVERT. Kitchen, bathroom/WC and SVP drainage (positions indicative from drg 202410047/14; branch dashed where beneath the ground floor) collected at proposed foul IC F1 in the front garden, clear of the sewer, with a short lateral to the S24 sewer at the front boundary with No. 2.

YW MH-C: EXISTING YW MANHOLE – POTENTIAL FOUL CONNECTION POINT, SUBJECT TO YORKSHIRE WATER AGREEMENT AND SITE VERIFICATION. Connection into the manhole has not been approved; a new junction on the sewer is the alternative. No connection to the surface water sewer in Walton Street North.

SURFACE WATER – PREFERRED

SURFACE WATER TO DISCHARGE VIA INFILTRATION/SOAKAWAY SUBJECT TO BRE 365 INFILTRATION TESTING AND CONFIRMATION OF SUITABLE GROUND CONDITIONS. Separate system: RWPs (indicative) → S1 SW IC / silt trap → indicative soakaway, relocated to the rear garden east of the S24 sewer. Achieved offsets (indicative): 3.0 m to S24 centreline, 5.1 m to the bungalow, approx. 0.8 m to the site boundary and approx. 1.4 m to the No. 2 outbuilding – i.e. LESS than the usual 2.5 m boundary / 5 m building guidance. The rear garden cannot achieve all standard offsets once the sewer alignment is allowed for; soakaway viability, size and position are subject to BRE 365 testing, detailed drainage design and Yorkshire Water agreement. The SW drain crosses the S24 sewer once (≥45°, min. clearance) subject to Yorkshire Water requirements.

SURFACE WATER – FALLBACK

WHERE INFILTRATION IS DEMONSTRATED TO BE IMPRACTICAL, SURFACE WATER SHALL BE ATTENUATED ON SITE AND ANY ALTERNATIVE DISCHARGE ARRANGEMENT SHALL BE SUBJECT TO YORKSHIRE WATER / LPA APPROVAL. Indicative attenuation zone shown dashed (tank in lieu of soakaway, same location). No fallback discharge to the S24 combined sewer is shown; any discharge to the public surface water sewer in Walton Street North would require evidence that infiltration is impractical, attenuation allowing for climate change and a minimum 30% reduction on the existing 1-in-1-year peak rate.

DRAINAGE STRATEGY NOTES

1. Proposed foul and surface water drainage shall be provided as separate systems up to their respective agreed points of discharge.
2. Foul drainage from the proposed dwelling shall connect to the existing S24 minor combined sewer identified on the Yorkshire Water SafeMove record, subject to confirmation of the existing drainage arrangement, connection point, connection level / invert and statutory undertaker approval. No foul connection is proposed to the public surface water sewer in Walton Street North.
3. Surface water shall be managed in accordance with the sustainable drainage hierarchy.
4. Infiltration via soakaway shall be the preferred surface-water disposal method, subject to BRE 365 infiltration testing and suitable ground conditions.
5. Where infiltration is demonstrated to be impractical, surface water shall be attenuated on site and any alternative discharge arrangement shall be subject to Yorkshire Water / LPA approval.
6. Where any discharge to the public sewer network is approved, the design shall incorporate the minimum reduction in peak discharge required by Yorkshire Water, including their stated minimum 30% reduction from the existing 1-in-1-year peak discharge rate, with attenuation allowing for climate change.
7. Existing drainage connections and positive drainage to the public sewer shall be confirmed by physical investigation, CCTV survey and/or dye testing where required.
8. Public sewer alignments reproduced from Yorkshire Water SafeMove asset record CAS-459802-J5X5M2. Positions are indicative and shall be verified on site prior to construction. Existing public sewer position, depth, diameter and invert levels shall be verified by trial holes (hand dug, with notice to Yorkshire Water) prior to commencement of works.
9. No inspection chamber or structure shall be constructed over the public sewer or over any Yorkshire Water manhole; access to Yorkshire Water apparatus shall be maintained.
10. Building works over or within 3.0 m of the public sewer require Yorkshire Water consent (build-over / build-near agreement). Where the confirmed sewer position conflicts with the proposed dwelling, agreement, diversion under Section 185 Water Industry Act 1991 or a review of the footprint position shall be resolved prior to Building Regulations approval.
11. Proposed drains running parallel to Yorkshire Water apparatus shall maintain the clearances required by Yorkshire Water; crossings shall be at not less than 45° with minimum clearance, adequate support and backfill in accordance with Yorkshire Water protection conditions.
12. Final pipe diameters, gradients, invert levels, attenuation volumes, flow-control devices and connection details shall be developed at Building Regulations / detailed design stage.
13. Any works affecting or diverting a public sewer shall be subject to Yorkshire Water approval.

SURFACE WATER DISPOSAL HIERARCHY (NPPF / NPPG / SuDS STANDARDS)

1. **Rainwater harvesting (non-potable use)** – To be considered at detailed design (e.g. water butts to RWPs) – does not remove the need for a disposal route.
2. **Infiltration to ground** – PREFERRED ROUTE – indicative soakaway shown, relocated clear of the S24 sewer; subject to BRE 365 testing, ground conditions and the offset limitations noted on the plan.
3. **Discharge to watercourse** – No watercourse identified within or immediately adjacent to the site on the OS location plan (drg 202410047/1).
4. **Discharge to public surface water sewer** – A public surface water sewer (PU 225 VC S) is recorded in Walton Street North. Fallback only – subject to evidence that infiltration is impractical, on-site attenuation, ≥30% reduction and Yorkshire Water / LPA approval. Not shown as a connection on this drawing.
5. **Discharge to public combined sewer** – Not proposed for surface water. The S24 combined sewer receives foul drainage only, subject to Yorkshire Water approval.

GENERAL NOTES

- Read in conjunction with: location plan 202410047/1, proposed block plan 202410047/5 rev 1, proposed plans 202410047/14 rev 1, the Yorkshire Water consultation response ref. B/02521 (11.09.2026) and Yorkshire Water SafeMove asset record CAS-459802-J5X5M2 (30.09.2026, public waste water and clean water network extracts, map SE3307SW).
- The proposal is the erection of a DETACHED SINGLE-STOREY BUNGALOW and associated works. The description 'detached 2 storey dwelling' quoted in the Yorkshire Water response does not reflect the submitted scheme.
- Yorkshire Water assets have been plotted by fitting the SafeMove extract to the block plan on the OS building outlines of Nos 49, 53, 2 and the No. 2 outbuilding (fit within ±0.05 m). The SafeMove record states that asset positions are approximate and must be established on site before major works; the plotted positions are therefore indicative, not surveyed.
- PLOTTED SCALE: the base block plan (drg 202410047/5, titled '1:200 on A2') is drawn at 1:100 on its own sheet. For this drawing it has been re-scaled by 0.5 to a true 1:200 @ A3 and verified against OS mapping (site red line 23 m x 25 m; bungalow roof outline 6.8 m x 8.3 m). Check against the graphic scale: 10 m = 50 mm. Drg 202410047/5 is to be re-issued with a corrected scale statement.
- Ground conditions, infiltration rates and groundwater levels have not been established. BRE Digest 365 infiltration testing and a drainage survey (CCTV / dye test) of the existing site drainage are to be undertaken prior to detailed design.
- All drainage to Building Regulations Approved Document H, BS EN 752 and BS EN 12056. Do not scale from this drawing for construction purposes.

LEGEND

EXISTING YORKSHIRE WATER ASSETS (SAFEMOVE CAS-459802-J5X5M2)

- Existing YW S24 minor combined sewer – indicative position per record
- Existing YW public surface water sewer (Walton Street North / Rowland Road)
- Existing YW manhole (MH-A to MH-D) / recorded connection node
- Other YW-recorded connections / laterals near the site (thin)
- Indicative 3.0 m zone either side of S24 sewer – YW consent required for building works within it

PROPOSED DRAINAGE (CONCEPT)

- Proposed foul drainage (solid external; dashed beneath ground floor)
- Proposed foul connection to S24 sewer – subject to YW approval
- Proposed surface water drainage (separate system)
- F1 – proposed foul IC (circle) / S1 – proposed SW IC / silt trap (square)
- RWP – rainwater downpipe / SVP / external gully – conceptual positions
- Proposed soakaway – indicative, subject to BRE 365 testing and detailed design
- Indicative attenuation zone – fallback only, if infiltration impractical
- Land owned by applicant (thin red) / plot 49A boundary (black) – as base drawing

GRAPHIC SCALE 1:200 @ A3 (10 m = 50 mm)

0 1 2 3 4 5 m 10

ORIENTATION FROM OS LOCATION PLAN
DRG 202410047/1 AND YW SAFEMOVE EXTRACT
(NORTH TO BOTTOM OF BASE PLAN)

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PLANNING DRAINAGE STRATEGY – CONCEPT DESIGN. FINAL DRAINAGE LEVELS AND HYDRAULIC DESIGN SUBJECT TO SITE INVESTIGATION AND DETAILED DESIGN.

PUBLIC SEWER ALIGNMENTS REPRODUCED FROM YORKSHIRE WATER SAFEMOVE ASSET RECORD CAS-459802-J5X5M2. POSITIONS ARE INDICATIVE AND SHALL BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. Base drawing: A Designs proposed block plan drg 202410047/5 rev 1 – geometry unaltered, re-plotted at a true 1:200 @ A3 (see general notes). Building geometry, site boundaries, parking arrangement and architectural layout are as the submitted planning drawings. Proposed drainage is conceptual; invert levels and connection details have not been surveyed.

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CLIENT: Mr Navinth Ravikumar	LOCAL PLANNING AUTHORITY: Barnsley Metropolitan Borough Council
SITE: 49A Rowland Road, Old Town, Barnsley S75 2PF	PLANNING APPLICATION REF.: 2026/0374 (YW refs B/02521; SafeMove CAS-459802-J5X5M2)

PROJECT: Erection of a detached single-storey bungalow and associated works

DRAWING TITLE: PROPOSED DRAINAGE STRATEGY – PLANNING CONCEPT

DRAWING No.	REVISION	SCALE	DATE	STATUS
AD-DR-01	P02	1:200 @ A3	08.10.2026	PLANNING

DRAWN	CHECKED	BASE DRAWING
AD	AD	202410047/5 rev 1 (block plan) – geometry unaltered, re-scaled to 1:200

REV	DATE	DESCRIPTION
P01	15.09.2026	Issued for planning – additional drainage information in response to Yorkshire Water objection (ref. B/02521).
P02	08.10.2026	**P02 – Revised following Yorkshire Water comments. SafeMove statutory sewer records incorporated; foul connection redirected to S24 minor combined sewer; public surface water sewer identified; soakaway repositioned clear of public sewer.**

This drawing is a planning-stage drainage strategy prepared to describe the design intent only. It does not constitute a hydraulic design. Public sewer positions are reproduced from Yorkshire Water records and are approximate; existing drainage, ground conditions and levels have not been surveyed and must be verified before any detailed design or construction. Do not scale from this drawing. All dimensions to be checked on site. This drawing remains the copyright of A Designs LTD.