

**Development Control,  
Planning and Transportation**

2021/1089

4<sup>th</sup> October 2021

**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.**

**Land to the South East of Higham Common Road, Barnsley (Application 2).**

Stacey,

I refer to the consultation dated 9<sup>th</sup> August 2021 and would inform you have now examined the Flood Risk Assessment submitted by Pegasus Planning Group Ltd regarding the drainage of this site. The FRA gives a strategy with respect to the drainage of the site, but I am concerned about the suitability of the proposed outfall on Barugh Green Road. This watercourse has had a number of flooding events adjacent to Claycliffe Road.

To ensure that the outfall is investigated further, I would recommend that the following condition is attached to any approval.

**H4 - No development shall take place unless and until full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority. @To ensure the proper drainage of the area**

**H6 - No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation into the watercourse has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with an approved programme and details. @ To prevent the increased risk of flooding.**

**H5 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences. @ To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading.**

Advisory Notes

If the developer is to make discharge flows to the existing watercourse, he must gain the written agreement of the Land Drainage Authority to discharge flows at an agreed rate – [highwaydrainage@barnsley.gov.uk](mailto:highwaydrainage@barnsley.gov.uk)

If the developer is to carry out works within or in the proximity of any watercourse, he must gain the relevant permissions from the Lead Local Flood Authority – [highwaydrainage@barnsley.gov.uk](mailto:highwaydrainage@barnsley.gov.uk)

Regards

SERVICE MANAGER HIGHWAY DELIVERY