**Operational Services**

**Assistant Director: P. Castle**

**PO Box 601, Barnsley, S70 9FA**

**F.a.o. James Hyde**

**Planning and Transportation**

IW/ 2022/0115

24th February 2022

**Application Number 2022/0107**

**Residential development of up to 215 dwellings with associated car parking/garages, landscaping, public open space including both equipped and non-equipped areas of play, SUDS and drainage, with details of a new vehicular access onto Shaw Lane (Outline with all matters reserved apart from means of access)**

**Land north of Shaw Lane, Carlton, Barnsley, S71 3HH**

James,

There are outline drainage details shown on the FRA submitted, with the application form describing foul to discharge to “Mains” and surface water to “Mains”. There is a watercourse adjacent to Shaw Lane which is not shown on the attached plans and will require an easement.

So, I would recommend that we attach the following conditions to any approval: -

**H4 - No development shall take place unless and until full foul and surface water drainage details, including Yorkshire Water Permission to discharge, 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**

**H9 - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no building or structure shall be placed or erected within 6 metres, measured horizontally, of any watercourse. @ To prevent damage to the existing watercourse.**

**Note**

**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**

**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**

Regards

Ian Wilson

Service Manager Highway Delivery