



YorkshireWater

**Paddick Engineering Limited
Leeds Business Centre Ltd; 99 Mabgate
LS9 7DR**

**Your Ref:
Our Ref: A/01657**

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

Tel: 0345 120 8482

**Email:
Technical.Sewerage@yorkshirewater.co.uk**

4th August 2025

Dear Sir/Madam,

**The Laurels, Viewlands, Silkstone, Barnsley S75 4QP – Pre-Planning Sewerage Enquiry
X003346**

Thank you for your recent enquiry. Our charge of £585.60 plus VAT has been paid via reference DS35465 . The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:

Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months: The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months: Development of the site should take place with separate systems for foul and surface water drainage on site.





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Existing infrastructure

There is a 180mm diameter public combined rising main recorded on the access road to the east of the site. While this rising main is not affected by the on-site works, it is noted from application details that the existing combined water connection for the site is to be diverted. Given the combined diversion will take place in the vicinity of the rising main, the main should be surveyed, and adequate measure put in place to avoid damaging it.

Foul Water

Foul water may discharge to the existing combined water connection. This permission is not an acceptance in respect to any planning conditions imposed under the Grant of Planning Permission.

Surface water

The developer's attention is drawn to Requirement H3 of the Building Regulations 2010. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

As a last resort and subject to providing satisfactory evidence as to why the other methods of surface water disposal have been discounted, curtilage surface water may discharge to the existing combined water connection for the site at a rate not to exceed 3.5 litres per second. This permission is not an acceptance in respect to any planning conditions imposed under the Grant of Planning Permission.

Other Observations Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may apply online or obtain an application form from our website (www.yorkshirewater.com/developers/sewerage/sewerage-connections/) or by telephoning 0345 120 84 82.

Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.





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The developer should 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 (Telephone 0345 120 84 82) 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. The above comments are based upon the information and records available at the present time and are valid for a period of 12 months. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not generally reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

All the above comments are based upon the information and records available at the present time and are valid for a period of 12 months. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours faithfully

Reuben Thornton
Land and Planning Team

