
Operational Services
Assistant Director: P. Castle
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F.a.o Rachael Roddis
Development Control,
Planning and Transportation

IW/ 2025/0583
12/09/25

Erection of detached two-storey dwelling with associated access and garage.
Land adjacent St John the Evangelist Church, Carlton Road, Carlton, Barnsley

Rachel,

I refer to the proposed mentioned above.

There no drainage details shown on the plans submitted, with the application form describing foul to discharge to “Mains” and surface water to “Soakaway”.

There are public sewers in the area so foul should be no problem, however we need to be sure that soakaways will work in this area, and that land is available for an easement to position a soakaway so I would recommend that we attach the following conditions to any approval:-

H4 - No development shall take place unless and until

- (a) 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.**
- (b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways
and**
- (c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all**

approved in writing by the Local Planning Authority. To ensure the proper drainage of the area

Regards

Ian Wilson
SERVICE MANAGER HIGHWAY DELIVERY