



YorkshireWater

**Yorkshire Water Services
Developer Services
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**Head of Planning and Transportation
Service
Barnsley Metropolitan Borough Council
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**Your Ref: 2026/0650
Our Ref: B/02716**

22nd September 2026

Dear Sir/Madam,

Wordsworth Business Park Whaley Road, Barugh, Barnsley S75 1FJ – (BARNs) Erection of building for vehicle maintenance (Use Class Sui Generis) and associated infrastructure including fuelling facilities; truck and plant wash facilities with surfacing works and formation of parking, following the demolition of existing buildings and structures

Thank you for consulting Yorkshire Water regarding the above proposed development. We have the following comments:

Submitted Documents

1.) The submitted 'DRAINAGE IMPACT ASSESSMENT' 6709-JPG-XX-XX-RP-D-0622-S2-P02 prepared by JPG, dated 24/07/26 is acceptable

In summary, the report states that

- a.) Foul water will discharge to public foul water sewer via existing private network - One section via gravity and the other pumped at a rate of 3 litres per second.
- b.) Sub-soil conditions do not support the use of soakaways
- c.) A watercourse is remote from the site.
- d.) Surface water will discharge to public surface water sewer via storage with restricted discharge of 5 litres a second pumped.
- e.) Surface water will pass through appropriate interceptors prior to discharge to the public sewer network.





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f.) Surface water from petrol and vehicle washing areas will discharge to the public foul water network via appropriate interceptors.

Foul Water

Development of the site should take place with separate systems for foul and surface water drainage. The separate systems should extend to the points of discharge to be agreed.

It is imperative, however that surface water run-off from the forecourt of petrol stations, areas used for the delivery of fuel, areas used for and immediately adjacent to vehicle washing facilities and/or other similar areas where detergent is likely to be used is not discharged to any public surface water sewer network. Surface water from such areas must pass through an oil, petrol and grit interceptor/separator of adequate design before discharge to the public foul or combined sewer network.

It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

As such the foul water discharge as outlined in the above report is acceptable

Surface Water

YWS encourages sustainable development, which includes ensuring appropriate surface water disposal to prevent unnecessary hydraulic loading. Volume arising from surface water flows can be many times greater than the foul flows from the same development. As a result, they have the potential to use up a significant hydraulic capacity in our infrastructure. If we can minimise surface water flows entering the public sewer, we are able to significantly manage the impact of development on wastewater infrastructure and minimise the risk of flooding.

The National Planning Policy Framework (NPPF) sets out the principle of sustainable drainage, while the National Planning Practice Guidance (NPPG) and National Standards for Sustainable Drainage Systems (SuDS) establish a hierarchy for surface water disposal. This hierarchy prioritises 1. Rainwater harvesting (non-potable use) 2. Infiltration to ground 3. Discharge to above ground SW body 4. Discharge to SW sewer 5. Discharge to combined sewer. YWS seeks to promote this hierarchy in collaboration with Local Planning Authorities and developers to improve water quality and reduce flood risk.





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Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hardstanding must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network. Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator and it is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

As such the surface water discharge as outlined in the above report is acceptable

Water Distribution

A 160mm HPPE main is located in the access road to the site – this would appear unaffected by the development.

Recommended Condition: –

The development shall be carried out in accordance with the details shown on the submitted plan, "DRAINAGE IMPACT ASSESSMENT' 6709-JPG-XX-XX-RP-D-0622-S2-P02 prepared by JPG, dated 24/07/26", unless otherwise agreed in writing with the Local Planning Authority.

(In the interest of satisfactory and sustainable drainage)

Yours faithfully

Reuben Thornton
Town Planning Team

