



YorkshireWater

Head of Planning and Transportation
Service
Barnsley Metropolitan Borough Council
PO Box 604
Barnsley
S70 9FE

Land Use Planning
Yorkshire Water Services Ltd
Midway
Western Way
Halifax Road
Bradford
BD6 2LZ

Tel: (01274) 691111
Fax:

Your Ref: 2016/0520
Our Ref: S008384

For telephone enquiries ring:
Z Fayyaz on (01274) 692072

E-mail Zaffer.Fayyaz@yorkshirewater.co.uk

16th June 2016

Dear Sir/Madam,

Holme Farm Cottage 9 High Street Thurnscoe Rotherham - Erection of 1 detached dormer bungalow

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

The submitted site layout (as submitted on drawing number Q39-02 (revision A) dated 02/02/2016 that has been prepared by Kennedy Design) indicates a building will be sited over the public sewerage system located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public sewerage network and is not acceptable. We therefore **OBJECT** to the development layout as currently shown. I strongly advise that, prior to determination of this application, the site layout is amended to allow for adequate protection of the sewers. The following points should be addressed. For further information, the developer should contact our Developer Services Team (telephone 0345 120 84 82):

- i) The submitted drawing should show the 'site-surveyed position' of the 300mm diameter public combined and a 300mm diameter public surface water sewer public sewers crossing through the red line site boundary.
- ii) The submitted drawing should show the required stand-off distance of 3 (three) metres at each side of the sewer centre-line.
- iii) A developer may, where it is reasonable to do so, require a sewerage undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed improvement of land. This provision is contained in section 185 of the Water Industry Act 1991 that also requires the developer to pay the full cost of carrying out the necessary works.

Yours faithfully

Zaffer Fayyaz
Planning & Development

