YorkshireWater

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

Yorkshire Water Services
Land and Property
Ellington House
9 Savannah Way
Leeds Valley Park
Leeds
LS10 1AB

Your Ref: 2026/0756
Our Ref: B/02869

For enquiries:
planningconsultation@yorkshirewater.co.uk

8th October 2026

Dear Sir/Madam,

28 - 30 High Street, Dodworth, Barnsley, S75 3RG - (BARNS) Change of use from antique shop and hairdressers (Use Class E(a)) to bar (Use Class Sui Generis) including two single storey rear extensions and associated works

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

Yorkshire Water has no objection to the proposal.

Foul Water

As our powers under the Water Industry Act are limited it is important to ensure explicit control over the approach to foul water disposal in any planning permission. Should the site gain planning permission the development MUST take place with separate systems for foul and surface water drainage.

It is noted from the submitted application form that it is proposed that foul water will discharge to the public sewer. This is acceptable to Yorkshire Water.

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.

Currently, no means of surface water disposal has been provided however given the current restraints of the site, Yorkshire Water has no objection to surface water discharging to the public sewer as the assumed existing.

Existing Infrastructure

Our mapping records indicate 2 unknown diameter public combined sewers crossing the rear of the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

In this instance, Yorkshire Water would look for this matter to be controlled by Requirement H4 of the Building Regulations 2010 and it may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

Yours faithfully

Sarah Webb
Town Planning Co-ordinator