



YorkshireWater

**Head of Planning and Transportation
Service
Barnsley Metropolitan Borough Council
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**Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
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**Email:
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**Your Ref: 2025/1092
Our Ref: B/01496**

22nd June 2026

Dear Sir/Madam,

Non-motorised user (NMU) bridge over A633 Grange Lane (A633), Stairfoot, Barnsley - (BARNs) Demolition of existing non-motorised user (NMU) bridge, and construction of replacement NMU bridge

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

Water Supply

NOTE- it appears from the submitted site layout that buildings will be sited over the public water supply infrastructure located within the site. This could seriously jeopardise Yorkshire Water's ability to maintain the public water 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 water mains.

Submitted Documents

1.) The drainage details submitted on drawing 'Landscape General Arrangement' 70111595-WSP-ELS-AZ-DR-LA-000021(revision P01) dated 15/12/25 that has been prepared by WSP is not acceptable. The following point(s) should be addressed:





YorkshireWater

- a.) the submitted drawing appears to show a new tree planting within 6 metres of the public water network
- b.) the submitted drawing should show the site-surveyed position of the public water main crossing the site
- c.) the submitted drawing should show the required water main easement -- or an agreed alternative scheme

Existing Infrastructure

An existing water pumping station is housed in a light weight building protected by a security cage within the grounds of the former Black Bull PH, which is proposed to become a landscaped area of wildflower and amenity grass. The pumping station location is not marked on the landscape plans but will have to remain in-situ, near the proposed resin footway.

Additionally, two large diameter water mains associated with the pumping station cross the area which is due to be landscaped. Due to the risk of root spread causing problems with the maintenance of the mains, no trees should be planted within 6m of each water main or pump house, which includes the Hornbeam, Oak, Cherry, Alder and Lime which have been proposed. Smaller trees may be planted in such a way that the eventual root spread reaches no closer than one metre from the main.

The wildflower grasses and shallow rooting hedge plants and ground cover plants such as blackthorn, broom, cotoneaster, elder, hazel, laurel privet, quickthorn, snowberry and most ornamental flowering shrubs would be acceptable.

Waste Water

NOTE- it appears from the submitted site layout that buildings 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. For further information, the developer should contact our Developer Services Team: telephone 0345 120 84 82 (option 1) or email technical.sewerage@yorkshirewater.co.uk.





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Submitted Documents

1.) The drainage details submitted on drawing 'Landscape General Arrangement' 70111595-WSP-ELS-AZ-DR-LA-000021(revision P01) dated 15/12/25 that has been prepared by WSP is not acceptable. The following point(s) should be addressed:

- a.) the submitted drawing appears to show a new tree planting within 5 metres of the public sewer network
- b.) the submitted drawing should show the site-surveyed position of the public sewer crossing the site
- c.) the submitted drawing should show the required building stand-off from public sewer -- or an agreed alternative scheme

Existing Infrastructure

On the Statutory Sewer Map, there is a 675mm diameter surface water sewer, and a 300mm combined water sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

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.

In the instance of the 675mm sewer, a stand-off distance of 4 (four) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

In the instance of the 300mm sewer, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.

In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals.

There should be no new tree planting within 5 metres of the public sewer network.

A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

Yours faithfully

Reuben Thornton
Town Planning Team

