



BO Homes Yorkshire Ltd
17 Keresforth Hall Road
Barnsley
S70 6NE

Developer Services
Yorkshire Water
PO Box 52
Bradford
BD3 7YD

29 May 2025

T 0345 120 84 82 (Option 1)
Opening hours: 8am–5pm Monday to Friday
Closed weekends and bank holidays
E technical.sewerage@yorkshirewater.co.uk
W www.yorkshirewater.com/developers/

Our Ref V880884
Your Ref:

Dear Lee Forster,

Approval of sewer connection(s) at: 50–54 Tumbling Lane, Monk Bretton, Barnsley, S71 5SA

I'm pleased to let you know that your connection(s) to the public sewer at the above address has been granted permission, subject to the conditions specified on the enclosed **permission certificate**.

I'd like to remind you that the sewer connection work must be carried out by a competent drainage contractor, and you must make sure you have permission from all affected landowners before installing the connection.

Your connection(s) has been granted permission under section 106 of the Water Industry Act 1991. This permission is not an acceptance in respect to any planning conditions imposed under the Grant of Planning Permission.

Please call **0345 120 84 82 (Option 1)**, quoting reference number **V880884**, at least 5 days before the start of the works to arrange a site inspection.

You'll find **further guidance** enclosed with this letter but if you have any other questions, please don't hesitate to get in touch using the contact details listed above.

Did you know misconnecting a sewer could cause wastewater to flow from your drain into our rivers and streams? Find out more about misconnections and how to prevent them at yorkshirewater.com/your-water/misconnections



Your opinion matters to us

We'd love to hear about your experience with Developer Services.
Would you mind taking 5 minutes to [give us some feedback?](#)



Yours sincerely,

Tamara Vaughan

**PERMISSION TO MAKE 1 No. SEWER CONNECTIONS
& NOTICE OF INTENTION TO ADOPT AS LATERAL
UNDER SECTION 106 & 102 OF THE WATER INDUSTRY ACT 1991**

PERMISSION GRANTED

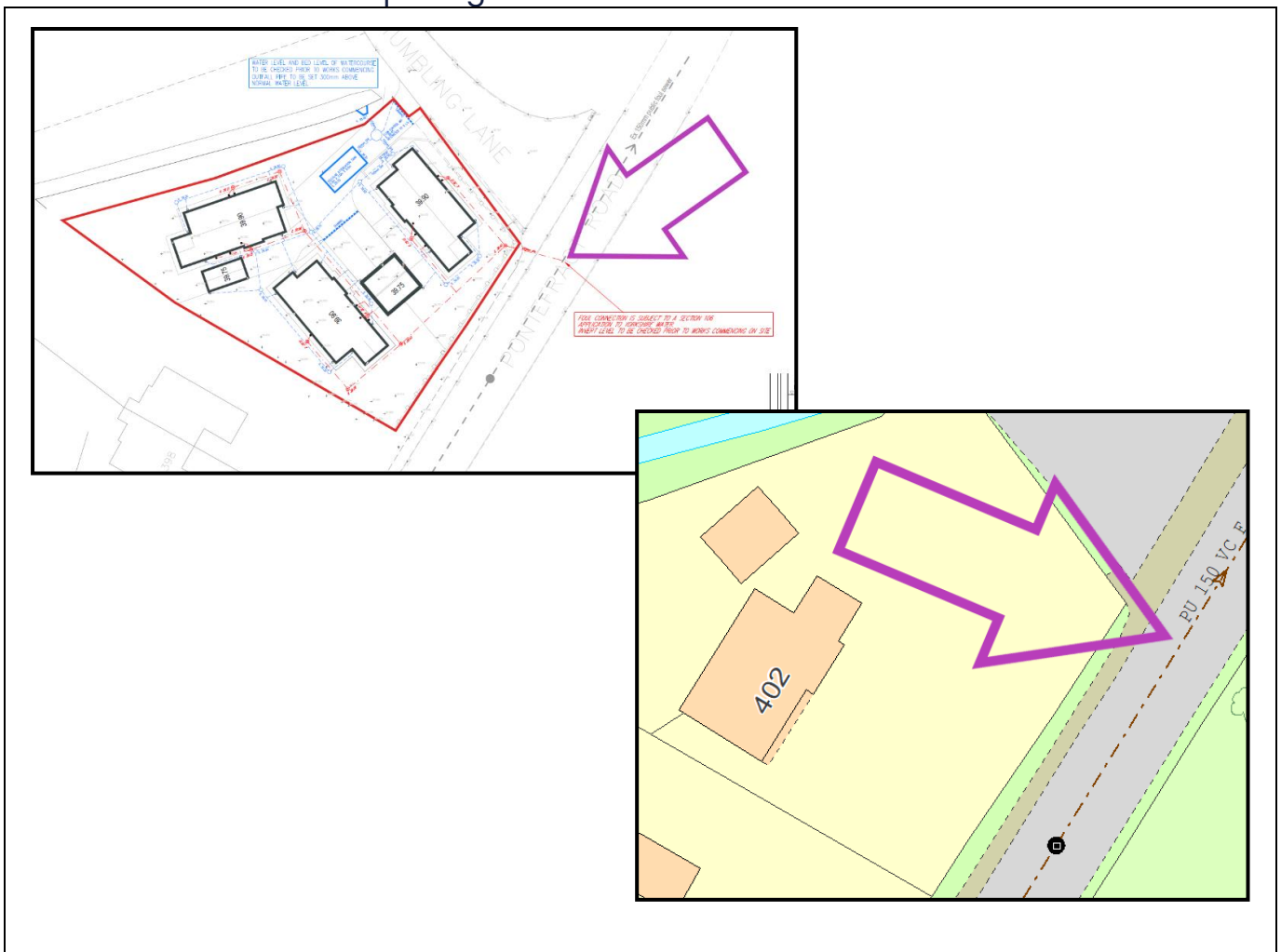
at 50-54 Tumbling Lane, Monk Bretton, Barnsley, S71 5SA

100mm adoptable foul water drain connection by junction onto 150mm foul water sewer located in Pontefract Road

For a site inspection, please contact Developer Services at least five days prior to start of drainage works

0345 1 20 84 82 (Option 1)

quoting reference number: **V880884**



General guidance

Who do I contact for a sewer connection inspection?

Please contact Yorkshire Water's scheduler on **0345 1 20 84 82 (Option 1)** to arrange for an inspector to visit the site when the drainage works are ready for inspection.

How many days' notice should I give for an inspection?

We need at least **five full working days' notice** to make sure we can schedule an inspector to visit the site.

How should I prepare the connection for inspection?

The connection should be laid open for Yorkshire Water's inspection. Our inspector will briefly assess if the method of connection is as detailed on the enclosed permission certificate and that the workmanship is satisfactory.

If we need to return to site to inspect corrective work, you may be charged an additional fee for each return visit required. If your completed connection is backfilled without inspection, we may invoice you for our CCTV costs and any associated corrective work.

What if I find that the pipe size/location is different to Yorkshire Water's records?

Yorkshire Water's statutory sewer records should be used as a guide only and not relied on for development purposes as we cannot guarantee the accuracy of the information. You, or your contractor, should establish the location, sizes and materials of the connecting pipes before starting the works.

It is your responsibility to establish the point and method of connection. If the connection type changes, please contact Developer Services immediately on 0345 1 20 84 82 (Option 1) to discuss your proposals.

What if I uncover a pipe not shown on Yorkshire Water's records?

If you uncover a pipe that isn't recorded on our statutory sewer records, and you want to make a connection to this pipe, you'll need to find out who the owners/users are and get their permission to make the connection.

What if I've arranged a site inspection, but my connection isn't ready?

If you encounter difficulties and think your connection won't be ready in time for the site inspection, please call Yorkshire Water on 0345 1 20 84 82 (Option 1) to **cancel the inspection at least 24 hours in advance**. If you cancel less than 24 hours in advance, you may be liable for an additional inspection fee.

Restrictions on use of public sewers

Registered Office

Yorkshire Water Services Limited Western House Halifax Road Bradford BD6 2SZ
Registered in England and Wales No. 2366682 yorkshirewater.com

Under the provisions of section 111 of the Water Industry Act 1991, it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network or interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things, this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.

Special guidance on connection methods

Saddle connections

If you're making a saddle connection, the actual hole in the public sewer must be approved by the inspector before the saddle is fixed in place. Failure to comply with this requirement will mean that the saddle will have to be removed for inspection before approval is given.

If a saddle connection is accepted in advance by Yorkshire Water, then it must, where possible, be positioned at 10 o'clock or 2 o'clock and at an angle of 45 degrees to the direction of flow. A single hole in the public sewer must be made by diamond core drilling.

In all cases, the integrity of the pipeline must be maintained, and additional bed, surround, support and protection provided where deemed necessary by the inspector. The edge of the hole for the connection must be at least 225mm from a collar or spigot. Connection must be made to a pipe that has an existing connection.

Junction connections

Junction connections should be the oblique (y piece) variety and should be secured into the sewer with bandseal couplings, with the incoming branch aligned in the direction flow and positioned at 10 o'clock or 2 o'clock on the sewer section clock face.

Existing manhole connections

Connections to existing manholes and inspection chambers should be made by carefully breaking in and forming a new channel into the main channel then making good, or by connecting to an existing stub pipe/socket left out as provision for connection. Any backdrops should be external, not internal.

New manhole connections

Connections by a new manhole or inspection chamber should be an appropriate type and duty for the area. Any backdrops should be external, not internal. New manholes or inspection chambers should be constructed to the standards set out in the Codes for Adoption, with a cover and frame of the appropriate loading classification (B grade minimum).

Highway connections

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If the connection pipe has less than 1.2m cover in a highway (or less than 0.9m in areas of the highway that may be subject to traffic or interference), it should be protected with a mesh reinforced concrete strip spanning the pipe's granular bed and surround. The concrete strip should be separated at intervals (each pipe joint) with compressible filler board to maintain flexibility.

Additional Notes

Please check that the receiving public sewer is low enough to create a sufficient gradient to receive the connection (soffit-to-soffit connections should be used). If it is not, you should consider revising your proposal to include raising the site levels or using pumps.

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