

Jonathan Millar

From: Atkins , Wayne (ASSET MANAGER) [REDACTED]
Sent: 19 February 2021 09:46
To: Jonathan Millar
Subject: RE: RE 4848 - Barnsley West, SW Drainage discharge points and off site drainage
Attachments: Redbrook Plan.BMP

Hi Jonathan,

My apologies for not getting back to you sooner, things have been rather hectic at this end.

I understand your issues, I have had a look at the proposals. I think we could compromise on this one, most of the flooding issues have been associated with the culvert between point A and point C on the attached plan. I would look more favourably on the development discharging into this watercourse if point C was used as the outfall. There is an existing manhole on the culvert at point C. If this option is to be explored then I would require a CCTV survey of the culvert from point C to point B to be carried out at the developer's expense so that we can assess its condition and agree any necessary repairs or up sizing for existing assets and any developer contributions. I am aware of Manholes on the culvert between point C and point B, however I am unsure of their exact location, however, I would assume they are in the access road through the Industrial Estate.

If your client is agreeable to this please let me know. If you wish to discuss then please contact me, my mobile number is [REDACTED]

Regards

Wayne Atkins F.I.H.E.
Principal Engineer – Highways Asset Management
Environment & Transport
Place Directorate
Barnsley Metropolitan Borough Council

E-mail: [REDACTED]

From: Jonathan Millar [REDACTED]
Sent: 12 February 2021 07:41
To: Atkins , Wayne (ASSET MANAGER) [REDACTED]
Subject: RE 4848 - Barnsley West, SW Drainage discharge points and off site drainage

Wayne,

We had our discussion on the 11th January 2021 and sent through some note for you to review on the 13th January 2021. Don't seem to have had a response on the email dated the 13th.

I then sent you a further an email on the 29th January 2021 and subsequently tried to call you on 9th February 2021 on the number I have for you and left a message.

We need to have a further dialog with you with regards to the surface water discharge locations. Please could you get back to me on the above two emails.

Regards,



Jonathan Millar
Associate



5 John Charles Way, Leeds LS12 6QA



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Appendix F YW Responses

Mr J Millar
JPG Consulting Engineers
5 John Charles Way
Leeds
LS12 6QA



Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY

Tel: 0345 120 8482

Fax:

Your Ref:

Our Ref: X001148

Email:

technical.sewerage@yorkshirewater.co.uk

For telephone enquiries ring:
Chris Roberts on 0345 120 8482

3rd February 2021

Dear Mr Millar,

Land Between Baugh Green & Higham Common, Barnsley, S75 2RW – Pre-Planning Sewerage Enquiry U111900 (MIXED)

Thank you for your recent enquiry. Our charge of £157.00 will be added to your account with us, reference JPG027. You will receive an invoice for your account in due course.

Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Please note that as of October 2011 and the private to public sewer transfer, there are many uncharted Yorkshire Water assets currently not shown on our records. The following comments reflect our view, with regard to the public sewer network only, based on a 'desk top' study of the site and are valid for a maximum period of twelve months:

Existing Infrastructure

The local Waste Water Treatment Works (WWTW) is Lundwood. It is understood that this WWTW may only have limited spare capacity, if any, available. We have contacted the respective treatment team for more information regarding the impact of proposed development and will contact you when an assessment has been made.

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.

The closest practicable point of discharge for foul will be the 600 mm combined public sewer in Baugh Green Road, but at present there is no spare capacity available to accept the foul discharge from all the proposed development. Further investigation in the form of modelling, at the developers cost, will be required to understand the impact on the public sewer network along with a build programme of the development. Please contact us on the above number to discuss this further.

Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.

Surface Water

The developer's attention is drawn to Requirement H3 of the Building Regulations 2000. This establishes a preferred hierarchy for surface water disposal. Consideration should firstly be given to discharge to soakaway, infiltration system and watercourse in that priority order.

Sustainable Drainage Systems (SuDS), for example the use of soakaways and/or permeable hardstanding etc, may be a suitable solution for surface water disposal appropriate in this situation. You are advised to seek comments on the suitability of SuDS in this instance from the appropriate authorities.

It is understood that all surface water will discharge to watercourses located on the site. This appears to be the obvious place for surface water disposal (if SuDS are not viable). Please note Yorkshire Water cannot provide plans of culverted watercourses or highway drains. To obtain plans please contact the Lead Local Flood Authority for more details.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board, with regard to surface water disposal from the site.

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. 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.

Other Observations

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may apply on line or obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0345 120 84 82.

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 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.

An off-site foul and surface water sewer may be required which may be provided by the developer and considered for adoption under Section 104 of the Water Industry Act 1991. Please telephone 0345 120 84 82 for advice on sewer adoptions. Alternatively, the developer may in certain circumstances be able to requisition off-site sewers under Section 98 of the Water Industry Act 1991 for which an application must be made in writing. For further information, please telephone 0345 120 84 82.

Prospectively adoptable sewers and pumping stations must be designed and constructed in accordance with the WRc publication "Sewers for Adoption - a design and construction guide for developers" 6th Edition as supplemented by Yorkshire Water's requirements, pursuant to an agreement under Section 104 of the Water Industry Act 1991. An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Developer Services Team (telephone 0345 120 84 82) for further information.

The site is within an area that may be affected by river, coastal or estuarine flooding. We would advise you to contact the Environment Agency for details.

Yorkshire Water's Trade Effluent team must be consulted in respect of any proposed trade effluent discharge to the public sewer.

All the above comments are based upon the information and records available at the present time and is subject to formal planning approval agreement. The information contained in this letter together with that shown on any extract from the Statutory Sewer Map that may be enclosed is believed to be correct and is supplied in good faith. Please note that capacity in the public sewer network is not reserved for specific future development. It is used up on a 'first come, first served' basis. You should visit the site and establish the line and level of any public sewers affecting your proposals before the commencement of any design work.

Yours sincerely

Chris Roberts
Development Services Technician



YorkshireWater



Jonathan Millar

From: Wendy Mullaney [REDACTED]
Sent: 23 February 2021 12:42
To: Jonathan Millar
Subject: Pre Design Discussion Meeting for Barnsley West, land between Baugh Green and Highan Common

S104 (Codes) - 1b. Pre Design Discussion Meeting Notes (April 20)

Pre Design Discussion Meeting Notes

Please find enclosed a record of the discussions held in relation to your design proposals for prospectively adoptable sewers and associated assets.

This meeting has been held in accordance with the Design and Construction Guidance, Local Practices and Technical Standards contained within the Code for Adoption (2020).

Reference Number	U133060
Site Name	Barnsley West, land between Baugh Green and Highan Common
Site Address	Barnsley West, land between Baugh Green and Highan Common
Developer Name / Company	
Designer Name / Company	Jonathon Millar
Yorkshire Water Adoptions Technician	Wendy Mullaney
Date / Time / Location of Meeting	22/2/21 2pm

Meeting Attendees

- Jonathon Millar
- Wendy Mullaney

Yorkshire Water Response

Design Acceptance Comments	Yorkshire Water Comments
	We will have another meeting when we have a more detailed site design.
	The 225mm foul sewers should not be laid flatter than 1 in 150
	Surface water storage to be in adoptable detention basins subject to the design criteria stipulated in the Ciria SuDS Manual. With the maximum water depth off 1m.
	YW will not allow a management company to maintain the basins.
Flow control MH design main points	<ul style="list-style-type: none">• A detailed scaled drawing is required.• Minimum diameter of 1800mm.• Double twin cover with a hinged fall arrest grille (may need to be upsized to if the flow control unit is large than 1200mm.• No ladders/step irons required (winch access only).• 450mm sump from edge of the slope to the front of the unit.

Description of Prospective Adoptable Network	Yorkshire Water Comments
Gravity Network	Foul and surface water
Pumping Stations	Potentially 2 foul pump stations
Flow control devices	yes
Headwall / Inlet / Outlet Structures	yes
Storage Tank	no
SUDS Components	Detention basins
Access Requirements	Tanker access to within 5m of the flow controls and tanker access to park on the pump station compound.
Private storage facilities	n/a
Any other site specific information	

Legal Requirements (necessary to facilitate development)	Yorkshire Water Comments
	A land transfer will be required for the detention basins and the pump station.

Point of Connection	Yorkshire Water Comments
	A S106 sewer connection application will be required.

If you have any queries regarding the content of these meeting notes, please get in touch. Otherwise, we look forward to receiving your S104 application in due course.

If you feel you would benefit from a further pre design meeting to discuss your proposals before submitting your S104 application, please let us know.

Kind regards

Adoptions Technician
Sewer Adoption, Diversion and Requisition Team
Developer Services



Wendy Mullaney
 Sewer Adoption & Diversion Senior Engineer
 Developer Services (Customer Experience)
 [Redacted]
yorkshirewater.com/developers

Yorkshire Water customers can get in touch for free via live chat or by requesting a free call back at <https://www.yorkshirewater.com>

Save money on your utility bills and help conserve water by requesting a free water saving pack <https://www.yorkshirewater.com/savewater>

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Yorkshire Water Services Limited

Registered Office Western House, Halifax Road, Bradford, BD6 2SZ

Registered in England and Wales No 2366682

Hi Jonathan,

Apologies for the delay in responding but there has been a change to the process since my last email.

The closest practicable point of discharge for foul will be the 600 mm combined public sewer in Baugh Green Road, but at present it does not have adequate capacity available to accommodate the anticipated foul water discharge from the proposed site. Subject to the submission of a Formal Planning Application Yorkshire Water will look to carry out a feasibility study to determine, any available capacity in the public sewer network, together with timescales for any potential upgrading works required. All cost will be borne by Yorkshire Water up-front and recouped via the Infrastructure Charges at a later date.

Please when submitting your formal planning state you wish to connect to the 600 mm combined public sewer in Baugh Green Road along with your required pumped rate along with your build schedule and start date.

Kind Regards

(Embedded image moved to file: pic12994.gif)

*** Please note, all correspondence must be sent to technical.sewerage@yorkshirewater.co.uk and will be responded to within 10 working days ***

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|Jonathan Millar [REDACTED]
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| To: |

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| Technical Sewerage@NotesMail

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| Cc: |

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| Chris Roberts/Water Business Unit/YWS/Yorkshire Water@O365

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| Date: |

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| 08/04/2021 09:25

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| Subject: |

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| RE: 4848 - Land Between Baugh Green & Higham Common, Barnsley, S75 2RW - Pre-Planning
Sewerage Enquiry U111900 (MIXED) |

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VR 516208440010000

08/04/2021

Chris,

Further to your email below and pre planning advice YW reference U111900 or X001148 our client would like to instruct YW to carry out the capacity check on the foul water network. Please see below

On behalf of Strata Sterling Barnsley West Limited, please take this e-mail as an instruction to proceed with the agreed scope of service and fee attached.

Please note that on completion of your services, your invoice should be made out to Strata Sterling Barnsley West Limited address and sent to Rex Procter and Partners for processing, which occurs at the end of each calendar month:

Fee Proposal: £2,000 (ex VAT). Please confirm as soon as possible if this fee will be more than the suggested £2,000 + vat so that we can inform our client of any additional costs.

Address your invoice should be made out to:

Strata Sterling Barnsley West Limited

Quay Point

Lakeside

Doncaster

United Kingdom

DN4 5PL

E-mail Address your invoice should be sent to for processing; [REDACTED]

Please confirm what is required form our client to enable you to carry out the capacity study.

Please confirm receipt of this e-mail.

Regards,

Jonathan Millar

Associate

[REDACTED]

[REDACTED]

[REDACTED]

5 John Charles Way, Leeds LS12 6QA



Appendix G Greenfield Runoff Calculations

5 John Charles Way
Leeds
LS12 6QA



Date 28/04/2020 11:48
File

Designed by jonathan.millar
Checked by

Innovyze

Source Control 2017.1.2

ICP SUDS Mean Annual Flood

Input

Return Period (years)	1	Soil	0.450
Area (ha)	1.000	Urban	0.000
SAAR (mm)	636	Region Number	Region 3

Results 1/s

QBAR Rural 3.9
QBAR Urban 3.9

Q1 year 3.4

Q1 year 3.4
Q30 years 6.9
Q100 years 8.2

5 John Charles Way
Leeds
LS12 6QA



Date 28/04/2020 11:51
File

Designed by jonathan.millar
Checked by

Innovyze Source Control 2017.1.2

IH 124 Mean Annual Flood

Input

Return Period (years)	1	Soil	0.450
Area (ha)	50.000	Urban	0.000
SAAR (mm)	636	Region Number	Region 3

Results l/s

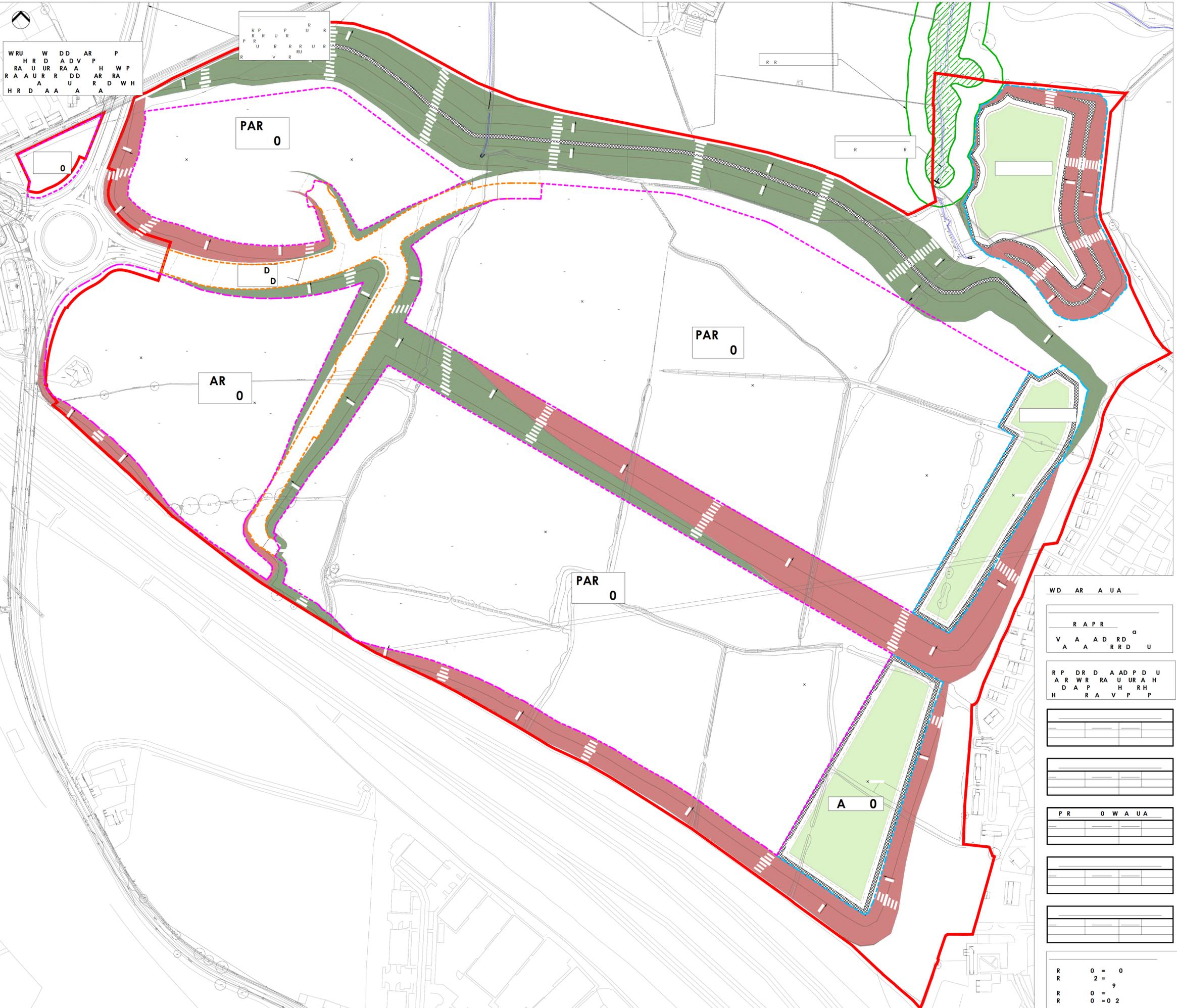
QBAR Rural 196.3
QBAR Urban 196.3

Q1 year 168.9

Q1 year 168.9
Q2 years 185.3
Q5 years 245.4
Q10 years 284.7
Q20 years 322.4
Q25 years 335.0
Q30 years 345.1
Q50 years 371.9
Q100 years 408.4
Q200 years 463.4
Q250 years 481.0
Q1000 years 596.9



Appendix H Preliminary FW & SW Drainage Strategy Calculations



WRU W DD AR P
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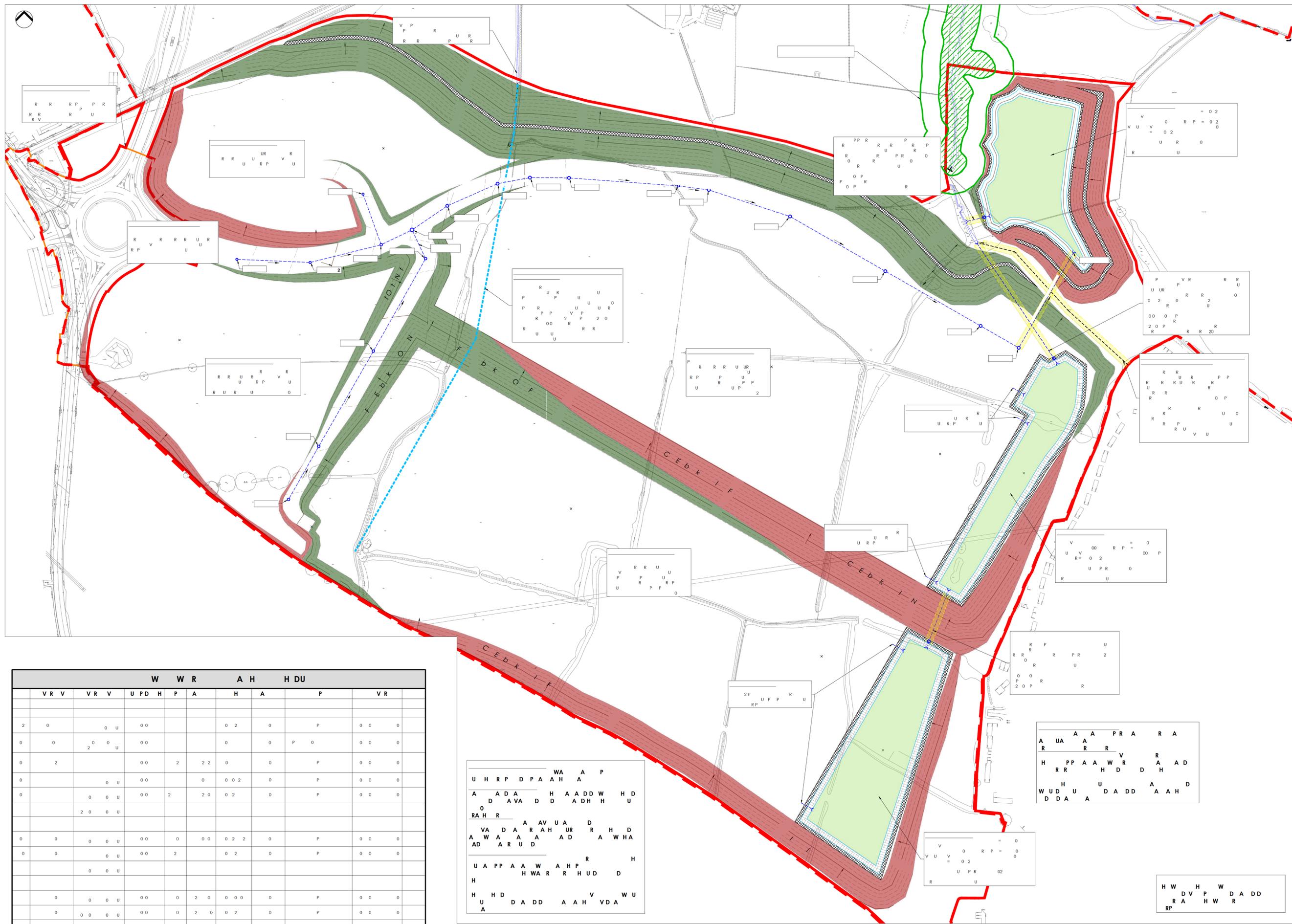
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Appendix I Preliminary SW Drainage Strategy Drawing



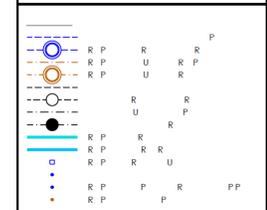
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 A R D U H A R P A U

R	P		
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Appendix J Preliminary Land Drainage Strategy Drawing



Appendix K Preliminary FW Drainage Strategy Drawing

5 John Charles Way
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