



YorkshireWater

**Head of Planning and Transportation
Service
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**Yorkshire Water Services
Developer Services
Sewerage Technical Team
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**Your Ref: 2025/0563
Our Ref: A/03015**

26th November 2025

Dear Sir/Madam,

Land to the rear of 31 Mansfield Road, Athersley North, Barnsley - (BARN) Outline development of four residential dwellings and associated infrastructure considering access and layout (Custom/Self Build)

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

Waste Water

Yorkshire Water objects to the application due to lack of submitted drainage information.

- 1.) The developer has not chosen a means of surface water disposal and sustainable development requires appropriate surface water disposal.
 - a.) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical before considering disposal to public sewer.
 - b.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.





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c.) As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. Surface water discharge to the existing public sewer network must only be as a last resort and the developer is required to eliminate other means of surface water disposal.

d.) As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public surface water sewer at a restricted rate not to exceed 3.5 litres per second.

2.) On the Statutory Sewer Map, there is a 225 and 150mm diameter public foul 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.

a.) 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.

b.) In this instance, Yorkshire Water would look for this matter to be controlled (by Requirement H4 of the Building Regulations 2010).

c.) 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
Land and Planning Team

