

**Head of Planning and Transportation
Service
Barnsley Metropolitan Borough Council
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**Yorkshire Water Services
Developer Services
Pre-Development Team
PO BOX 52
Bradford
BD3 7AY**

**For telephone enquiries ring:
Joe Summers on 03451 208482**

Your Ref: 2022/0115

Our Ref: Y003167

18th March 2022

Dear Sir/Madam,

Land north of Shaw Lane, Carlton, Barnsley - Residential development of up to 215 dwellings with associated car parking/garages, landscaping, public open space including both equipped and non-equipped areas of play, SUDS and drainage, with details of a new vehicular access onto Shaw Lane (Outline with all matters reserved apart from means of access)

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

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and Yorkshire Water infrastructure:

No building or other obstruction including landscape features shall be located over or within 5 (five) metres either side of the centre line of the public sewer i.e. a protected strip width of 10 (ten) metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

(In order to allow sufficient access for maintenance and repair work at all times)



The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

(In the interest of satisfactory and sustainable drainage)

There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and**
- ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.**

(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

Development shall not commence on any phase of the development until a scheme to ensure that on-site and off-site works to ensure an adequate water supply for the development, that will not cause detriment to existing properties within the area, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented in accordance with the timing and phasing arrangements embodied within the scheme and the number of properties to be protected within that phase, or within any other period or number of properties as may subsequently be agreed in writing, by the Local Planning Authority.

(In the interest of public health and to protect the strategic water supply)

Waste Water

1) The submitted 'Flood Risk and Drainage Assessment' prepared by Tetra Tech, dated November 2021 requires amendments, but if planning permission is granted, the matter can be dealt with via condition. In summary, the report states that:

- a) foul water will discharge to public the combined sewer crossing the site;
- b) sub-soil conditions do not support the use of soakaways;
- c) a connection to watercourse has been discounted due to the River Dearne being located c. 4km from the site. The Shaw Dike also exists 250 m east of the site however, this has been discounted due to crossing a railway embankment.; and
- d) as a result, surface water will discharge to the public surface water sewer network via storage, with a restricted discharge rate of 24.5 (twenty four point five) litres per second. This proposed rate of discharge is not acceptable to Yorkshire Water.

The means of surface water management has not been properly considered within the report and Yorkshire Water requires further information regarding the means of draining surface water from the development.

2) Yorkshire Water promote the surface water disposal hierarchy and the developer must provide evidence to demonstrate that surface water disposal via watercourse is not reasonably practical before considering disposal to public sewer.

Although the report mentions that a connection to the Shaw Dike cannot be achieved, this must be pursued in the first instance. In addition, there is a canal located to the west of the site. The developer must fully explore this method of surface water disposal before we can accept a discharge to the public surface water sewer network.

As the proposal site is currently undeveloped, no positive surface water is known to have previously discharged to the public sewer network. As a last resort, we will accept a surface water connection to the 1200 mm diameter public surface water sewer to the south of the site, at a maximum rate of 3.5 (three point five) litres per second.

3) On the Statutory Sewer Map, there is a 525 mm diameter public combined 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 this instance, a stand-off distance of 5 (five) 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.

It would appear that the public sewer is unlikely to be affected by building proposals; however, prior to the submission of reserved matters, we strongly recommend that the sewer is surveyed and that no buildings or other landscaping features including trees are within the specified stand-off distance.

NOTE: 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.

i) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Water Supply

1) Due to the quantum of allocated development within this area, significant off site mains laying would be required to serve this site, which is likely to be a significant cost to the developer.

A supply can be made available if this is pursued as the main adjacent to site within Shaw Lane is of inadequate size.



YorkshireWater

Yours faithfully

Joe Summers
Pre-Development Technician
Developer Services

