



YorkshireWater

**Sanderson Associates (Consulting
Engineers) Ltd
Sanderson House
Jubilee Way
Grange Moor
Wakefield
West Yorkshire
WF4 4TD**

**Yorkshire Water Services
Developer Services
Sewerage Technical Team
PO BOX 52
Bradford
BD3 7AY**

**For telephone enquiries ring:
Becca Khan on 0345 120 8482**

Our Ref: V010264

5th July 2019

Dear Sir/Madam,

**70 Vernon Road, Worsborough, Barnsley, S70 5BB - Pre-Planning Sewerage-Enquiry-
Residential T459465**

Thank you for your recent enquiry and remittance. Our official VAT receipt has been sent to you under separate cover. 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:

SUBMITTED DOCUMENTS

Thank you for submitting The Existing Catchment Plan on drawing no. 11030-SK-001 dated 07/06/19 by Sanderson Associates Consulting Engineers Ltd.

Existing Infrastructure

There is a 150 mm and 225 mm diameter public surface water sewer recorded crossing the north of site. In this instance, building-over may take place under the control of Part H4 Building Regulations 2000.

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.

Foul water domestic waste should discharge to the 300 mm diameter public combined sewer recorded in Vernon Road.



Surface Water

The site has been remediated for more than two years and is therefore considered as a greenfield site.

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.

As a last resort and subject to providing satisfactory evidence as to why the other methods of surface water disposal have been discounted, curtilage surface water may discharge at a maximum discharge rate of 5 (five) litres per second to the 300 mm diameter public surface water sewer recorded in Vernon Road

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 Board, with regard to surface water disposal from the site.

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.

The public sewer network is for domestic sewage purposes. This generally means foul water for domestic purposes and, where a suitable surface water or combined sewer is available, surface water from the roofs of buildings together with surface water from paved areas of land appurtenant to those buildings. Land and highway drainage have no automatic right of connection to the public sewer network. No land drainage to be connected/discharged to 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



YorkshireWater

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 faithfully

Becca Khan
Sewerage Technical Team
Developer Services