



**GARRY GREETHAM**  
Residential Design Consultant

**Re: Brief Supporting Statement Regarding the Drainage.**

**At: Land adjacent 60 Coronation Drive, Birdwell, Barnsley. S70 5RL**

**For: Self Build Detached 2 Bedroom, 2 Storey Dwelling.**

**For: Mr. Ian Goulding**

The information below hopefully will help to clarify the requirements of our mutual client and to be read in conjunction with the attached information and completed forms, namely;

- i) Our mutual client has purchased this parcel of land and obtained Full Planning Approval to erect a small 2 bedroom detached dwelling on this plot - Planning Approval No: 2025 / 0692 (Approval Date: 3<sup>rd</sup>. October 2025)
- ii) Existing levels as indicated on the attached topographical layout basically matching the adjacent semi-detached dwelling 60 Coronation Drive and indicating the location of various inspection chambers.
- iii) The attached Drainage Layout Dwg. No: 517-02 rev. B indicating all the existing drains on site and within Worsborough Road, which is some 1.0m higher than this Plot in question.

Within Worsborough Road is an existing surface water sewer at approx.. 875mm deep and we assume that the location of such indicates that it will be taking the surface water from the highway.

Therefore, due to both the road water and level difference, we would be unable to connect into this drain from this proposed property.

Westwood House  
18 Carr Lane, Tankersley  
Barnsley, South Yorkshire S75 3BE

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There is a combined 150mm dia. drain which runs diagonal across the land, as indicated, of which we have the Yorkshire Water permission to build over – Ref: V916094 – Dated 26<sup>th</sup>. June 2025 – which takes several properties to the rear – both foul and surface water and enters an existing inspection chamber at approx.. 1.50m depth.

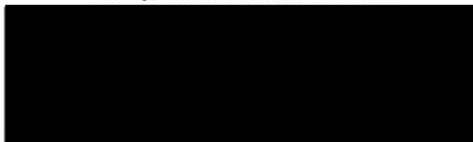
Also there is an existing 225mm dia. combined drain running along the front, again taking numerous houses fronting Coronation Drive. This drain then enters an existing inspection chamber at approx.. 2.60m depth.

- iv) This drain is obviously quite deep and running towards Worsborough Road, again, as indicated and we intend to connect the foul water into the said back drop inspection chamber.
  
- v) With regards to the surface water, whilst we are aware of the requirements of discharge in order, i.e.
  - 1) Watercourse – there is no watercourse nearby;
  - 2) Soakaway – due to clay underlining ground, soakaways would not work;
  - 3) Existing drains – as the existing surface water in the road, we believe takes the highway water and the levels would not allow to discharge into this drain.

Therefore, we propose to provide an onsite surface water storage manhole – as per Standard Detail SD 07 – which will then connect into the existing back drop inspection chamber – over the existing 225mm combined sewer – however, giving such a surface water discharge of 3.5 litres / sec. – all as indicated.

- vi) We hope that you will look favourably on the request for such a connection and await your response.

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