

Everill Gate Properties Ltd

**Flood Risk Assessment with
Outline Drainage Strategy**

For

Proposed Mixed Use Development

At

Everill Gate Lane
Carton Wood
Dearne Valley
Wombwell
Barnsley
S73 0YL

Beam Consulting
14 Bond Street
Wakefield
West Yorkshire
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Ref: 86-06-DOC-001

Date: 9th September 2018

REVISION RECORD

Revision	Description	Date	Prepared	Checked	Approved
-	First Issue	09-09-2018	KA	KGP	KGP

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EXECUTIVE SUMMARY

This Flood Risk Assessment (FRA) has been prepared for Everill Gate Properties Ltd for the proposed mixed use development at Everill Gate Lane, Carton Wood, Dearne Valley, Wombwell, Barnsley S73 0YL.

The assessment has been undertaken in accordance with the requirements of the National Planning Policy Framework (NPPF) March 2012 and its Technical Guidance.

Flood risk

The site is located within Flood Zone 1 - area where flooding from rivers and the sea is very unlikely with less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year and hence the proposed development is acceptable.

Surface water drainage

Due to the possibility of past or present coal mining, the tight site constraints and location, the use of site infiltration, permeable paving and French drains systems are not suitable for this development.

The existing site is currently scrub land, consisting of grass and small shrubs and has no site surface water drainage.

The surface water drainage for the site will comprise a piped surface water drainage system connected into the existing 675mm diameter combined sewer that crosses the site to the eastern end.

The site area is 35,900 m² and will comprise a total impermeable area of 26,859 m². Based on the greenfield surface water run-off rate of 5.0 litre/sec/hectare this gives an allowable discharge of 18.0 litre/sec, to be limited by a flow control. Based on 1 in 100 year rainfall and 30% allowance for climate change a 1735m³ attenuation (storage) will be provided by a combination of underground storage and a balancing pond on site to the east of the site, see the drawing in Appendix B for the location. (See Appendix D for calculations).

The surface water from the hardstanding, roads and parking spaces will pass through a petrol interceptor prior to entering the surface water system.

The Drainage Strategy drawing in Appendix E indicates the proposed layout.

The final solution for the drainage will depend on further investigation and development of detailed design.

Foul water drainage

There is no foul drainage system on this site. The proposed foul drainage system will be connected to the existing 675mm diameter combined sewer that crosses the site to the eastern end. The Drainage Strategy drawing in Appendix E indicates the proposed layout.

The final solution for the drainage will depend on further investigation and development of detailed design.

1.0 INTRODUCTION

This Flood Risk Assessment (FRA) has been prepared for Everill Gate Properties Ltd for the proposed mixed use development at Everill Gate Lane, Carton Wood, Dearne Valley, Wombwell, Barnsley S73 0YL.

The assessment has been undertaken in accordance with the requirements of the National Planning Policy Framework (NPPF) March 2012 and its Technical Guidance.

The Report is based on the following information:

- i. Site location
- ii. Current Clients' proposal
- iii. EA online Flood Maps which show indicative hydraulically modelled flooding from rivers or sea without defences - the natural flood plain area that could be affected in the event of flooding from rivers and the sea - based on Light Detection And Ranging (LIDAR) satellite digital terrain maps (DTMs).

All comments and opinions contained in this report, including any conclusions are based on information available to Beam Consulting Engineers during investigations prior to completion of the report. Conclusions drawn by Beam Consulting Engineers may differ if the available information is subsequently found to be inaccurate, incomplete or misleading. Beam Consulting Engineers accept no responsibility should this prove to be the case, nor if additional information exists or becomes available in relation to this site.

Except as otherwise requested by the Client, Beam Consulting Engineers are not obliged and disclaim any obligation to update the report for events outside Beam Consulting Engineers' direct control taking place after:

- i. The date on which the assessment was undertaken, and
- ii. The date on which the report is issued.

Beam Consulting Engineers make no representation whatsoever in relation to the legal significance of findings reported or any legal matters referred to in the following report.

This document is a risk assessment of flooding issues associated with the noted site. The information presented and recommendations/conclusions stated are based on published statistical data and are for guidance only. The statements provide no guarantee against flooding of the site or elsewhere, nor as to the absolute accuracy of water levels, flow rates and associated probabilities referenced.

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2.0 BACKGROUND INFORMATION

The site is located off Everill Gate Lane, Carton Wood, Dearne Valley, Wombwell, Barnsley S73 0YL.

National Grid reference for the site is 441035, 402551. The site location plan is enclosed within Appendix A.

2.1 EXISTING DEVELOPMENT

The existing 35900 m² (3.59 ha) site is currently scrub land, consisting of grass and small shrubs.

2.2 PROPOSED DEVELOPMENT

It is proposed to build a mixed use development consisting of industrial units with associated parking and access roads. The proposed impermeable area is 26,859 m² (2.6859 ha).

The proposed site layout drawing is enclosed within Appendix B.

3.0 FLOOD RISK

3.1 RISK OF FLOODING OF DEVELOPMENT SITE

The flood risk and site drainage assessment is based on the following sources of information:

- i. EA online Flood Maps:
The site is located within Flood Zone 1 – very low risk of flooding that comprises land assessed as having a less than 1 in 1,000 (<0.1%) annual probability of river or sea flooding and surface water flooding. The Environment Agency flood map is enclosed within Appendix C.
- ii. Consultation with Debbie Frank, Engineer, Environment Agency (key notes from 9 August 2018 email):
 - a. There is no flooding history for the site, to the best of the Environment Agency's knowledge.
 - b. The closest flooding to the site is located at the Depot to the south east of the site this occurred during the 2007 Flood Event Surface Water Flood Extent.
 - c. The water course at this location is not designated as Main River.
- iii. Consultation during the planning previous application, ref: 2006/0064, with Barnsley Metropolitan District Council (key notes from letter dated 7 March 2006 from in relation to the previous planning application):
 - a. There is an existing sewer which crosses the site, a five meter easement either side of the centreline of the sewer is required.
 - b. Surface water from vehicle parking and hardstanding must pass through an interceptor prior to the point of discharge. Roof drainage is not to pass through the interceptor.
 - c. There is to be no connection to the adjacent canal and any soakaways must not be sited within 10m of the canal.
- iv. Consultation during the planning previous application, ref: 2009/0189, with Barnsley Metropolitan District Council (key notes from letter dated 1 February 2010 from in relation to the previous planning application):
 - a. The proposed balancing pond construction shall be submitted to the Local Planning Authority for approval prior to the commencement of its construction.
- v. Consultation during the planning previous application, ref: 2012/1120, with Barnsley Metropolitan District Council (key notes from letter dated 4 January 2013 from in relation to the previous planning application):
 - a. The proposed balancing pond construction shall be submitted to the Local Planning Authority for approval prior to the commencement of its construction to ensure it complies with Core Strategy Policy CSP36.
 - b. The scheme shall be designed to reduce surface water run-off by at least 30% and to prevent surface water discharge into the public highway.
 - c. The proposed development lies within an area that could be subject to current or past coal mining.

See Appendix F for full details of the Environment Agency emailed information and Barnsley Metropolitan District Council comments.

Based on the above, surface water flooding within the site and surrounding areas is very unlikely, hence the proposed development is acceptable. No flood protection measures are required. Proposed site levels are to be similar to existing and the proposed building floor level should be higher than external levels.

The proposed development shall embody SUDS (Sustainable Urban Drainage Systems) principles. The site surface water is to be collected by a piped drainage system with attenuation provided in the form of underground storage and a balancing pond with petrol interceptor prior to exiting the site using the existing sewer.

3.2 SOURCES OF FLOODING AND FLOOD RISK

Sources of flooding	Flood risk
Streams and rivers Flooding that can take place from flows that are not contained within the channel due to high levels of rainfall in the catchment.	There are no streams or rivers recorded within the site area. The closest watercourse to the site is the disused canal which runs parallel with the southwestern boundary of the site then follows the approximate line of the A633 Valley Road. To the southwest of the site, approximately 370m away, is the Elsecar Canal and approximately 440m to the south is Knoll Beck. Old Moor (RSPB Dearne Valley) is approximately 1.2km to the south of the site. To the northeast of the site there are a few ponds of varying sizes, the closest being approximately 290m away.
Coastal or estuarine Flooding that can occur from the sea due to a particularly high tide or surge, or combination of both.	The site is located inland and therefore is not at risk of flooding from the sea.
Groundwater Where the water table rises to such a height where flooding occurs. Most common in low-lying areas underlain by permeable ground (aquifers), usually due to extended periods of wet weather.	The site is located in an area that is at very low risk of flooding from groundwater (less than 0.1% chance).
Sewers and highway drains Combined, foul or surface water sewers and highway drains that are temporarily over-loaded due to excessive rainfall or due to blockage.	The highways next to the site and adjacent developments have their own drainage systems in place. In the case of them being temporarily over-loaded due to excessive rainfall or due to blockage the water is collected within highways, car parks or landscaped areas.
Surface water The net rainfall falling on a surface (on or off the site) which acts as runoff which has not infiltrated into the ground or entered into a drainage system.	The highways next to the site and adjacent developments have their own drainage systems in place. In the case of them being temporarily over-loaded due to excessive rainfall or due to blockage the water is collected within highways, car parks or landscaped areas.
Infrastructure failure Canals, reservoirs, industrial processes, burst water mains, blocked sewers or failed pumping stations.	The highways next to the site and adjacent developments have their own drainage systems in place. In the case of them being temporarily over-loaded due to excessive rainfall or due to blockage the water is collected within highways, car parks or landscaped areas.

3.3 SEQUENTIAL AND EXCEPTION TEST

Based on NPPF and its Technical Guidance the sequential and exception tests are not applicable as the site is within Flood Zone 1 and hence outside the floodplain.

Whilst the Sequential Test is not applied the principles are followed in general in the flood risk assessment below:

Possible Hazard	Comments/ Remediation
A. Effect of Development on General Flood Risk Flooding caused by local sources - natural watercourses on or near to the site?	The proposed development shall have its own drainage system in place. In excessive rainfall or due to blockage the water shall be collected within highway, car parking spaces or grassed areas.
B. Effect of Development on General Flood Risk Flooding caused to local sources - run-off from adjacent properties/ adjoining land	As above.
C. Contribution to Flood Flows from Development Drainage Flooding caused to adjacent properties from surface run-off from hard-paved areas.	As above.
D. Contribution to Flood Flows from Development Flooding caused to 3rd party properties	As above.

Whilst the Exception Test is not applied the principles are followed in general in the flood risk assessment below:

Possible Issue	Comments/ Remediation
E. Benefit of Site Development to the Wider Community over Flood Risk	The proposed development shall have its own drainage system in place. In excessive rainfall or due to blockage the water shall be collected within highway, car parking spaces or grassed areas.
F. Does an alternative site exist for the development?	The site is existing grassland and at a suitable location for the proposed development with sufficient space to accommodate it.
G. Can the site be made safe?	The proposed development shall consider and embody SUDS (Sustainable Urban Drainage Systems) principles if suitable. Any site surface water runoff shall be restricted and collected within an onsite attenuation prior to discharging into existing sewer. In excessive rainfall or due to blockage the water shall be collected within highway, car parking spaces or grassed areas.

4.0 DRAINAGE ASSESSMENT AND STRATEGY

4.1 SURFACE WATER DRAINAGE

The existing field area is 35,900m² (3.59ha). The site currently scrub land, consisting of grass and small shrubs. It is proposed to develop the site for mixed use industrial properties with associated highways, drainage and landscaping (see Appendix B).

The proposed redevelopment areas are as follows:

Roofs	13,684
Roads	13,175
Grass and permeable surfacing	9,041
TOTAL	35,900 m²

In compliance with SUDS (Sustainable Urban Drainage Systems) various surface water discharge methods and reducing the amount discharged to the water course/sewer have been considered as per the table below.

Infiltration	The use of soakaways is generally an ideal SUDS solution for developments. Permeability testing in accordance with BRE Digest 365 should be carried out and this information then used to determine the viability of the use of soakaways to deal with rainwater runoff. Soakaways can be used to deal with run-off both from buildings and paved areas. It should also be noted that soakaways can cause flooding to nearby basements and properties. Hence, the groundwater flow paths should be determined by a geotechnical investigation. Soakaways should be located in landscaped areas of the site. In accordance with Building Regulations soakaways are not to be located within 5m of any structure. Soakaways must be designed to cope with a 1 in 30 year storm with an allowance for climate change and a factor of safety greater or equal to 2. It is possible that the road or other areas could, with the management of kerbs and levels, be designed to contribute to the additional storage capacity requirements for a 1 in 100 year storm. However if this is not possible then the soakaways would have to be designed for the 1 in 100 year event.
Permeable paving/discharge to soft landscape	The use of permeable surfacing for parking areas combined with discharge from paths onto adjacent soft areas are ideal for reducing run-off via drainage systems. Permeable paving can be used as an infiltration mechanism to discharge direct to the ground if the sub-strata is sufficiently permeable or alternatively can be used as on-site storage where used in conjunction with a flow restriction to attenuate flows into existing drainage systems.
Swales	Swales are similar to wetlands except they are designed to empty when not required to balance flows; similar comments apply as above.

Ponds or wetlands	Ponds or wetlands can be used in conjunction with restricted discharge outlets to control the maximum rate of discharge from a site. However, the health and safety risks associated with ponds and wetlands may make them inappropriate without incorporating significant control measures into the scheme design.
French drains	French drains can be located in landscaped areas of the site. See the notes on soakaways. It is also possible to use French drain construction lined with an impermeable barrier as a storage facility.
Restricted flows combined with onsite storage	If the above solutions are inappropriate then the final drainage system may incorporate a flow restriction and on-site storage. This could be in the form of oversized pipes or tanks to attenuate the additional flows and then discharge into the existing surface water sewer system or into the water subject to consent and approvals. The underground storage system must be designed to accommodate the calculated flows for a 1 in 30 year return period together with an allowance for climate change. The road, with the management of kerbs and levels, can be designed to contribute to the storage capacity for a 1 in 100 year storm. Alternatively the underground storage system should be designed to accommodate the 1 in 100 year event. 30% shall be allowed for climate change. Options for on-site storage include: a) Buried tanks b) Lined French drains c) Oversized pipes and manholes d) Paving with under paving storage The choice of solution depends upon relative levels of surfacing, inlet and discharge points and forms part of the detailed drainage design.

Due to the possibility of past or present coal mining, the tight site constraints and location, the use of site infiltration, permeable paving and French drains systems are not suitable for this development.

The existing site is currently scrub lane, consisting of grass and small shrubs and has no site surface water drainage.

The surface water drainage for the site will comprise a piped surface water drainage system connected into the existing 675mm diameter combined sewer that crosses the site to the eastern end.

The site area is 35,900 m² and will comprise a total impermeable area of 26,859 m². Based on the greenfield surface water run-off rate of 5.0 litre/sec/hectare this gives an allowable discharge of 18.0 litre/sec, to be limited by a flow control. Based on 1 in 100 year rainfall and 30% allowance for climate change a 1735m³ attenuation (storage) will be provided by a combination of underground storage and a balancing pond on site to the east of the site, see the drawing in Appendix B for the location. (See Appendix D for calculations)

The surface water from the hardstanding, roads and parking spaces will pass through a petrol interceptor prior to entering the surface water system.

The Drainage Strategy drawing in Appendix E indicates the proposed layout.

The final solution for the drainage will depend on further investigation and development of detailed design.

4.2 FOUL WATER DRAINAGE

There is no foul drainage system on this site. The proposed foul drainage system will be connected to the existing 675mm diameter combined sewer that crosses the site to the eastern end. The Drainage Strategy drawing in Appendix E indicates the proposed layout.

The final solution for the drainage will depend on further investigation and development of detailed design.

5.0 RECOMMENDATIONS

Based on the flood risk assessment our recommendations are as follows:

Flood risk

The site is located within Flood Zone 1 - area where flooding from rivers and the sea is very unlikely with less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year and hence the proposed development is acceptable.

Surface water drainage

Due to the possibility of past or present coal mining, the tight site constraints and location, the use of site infiltration, permeable paving and French drains systems are not suitable for this development.

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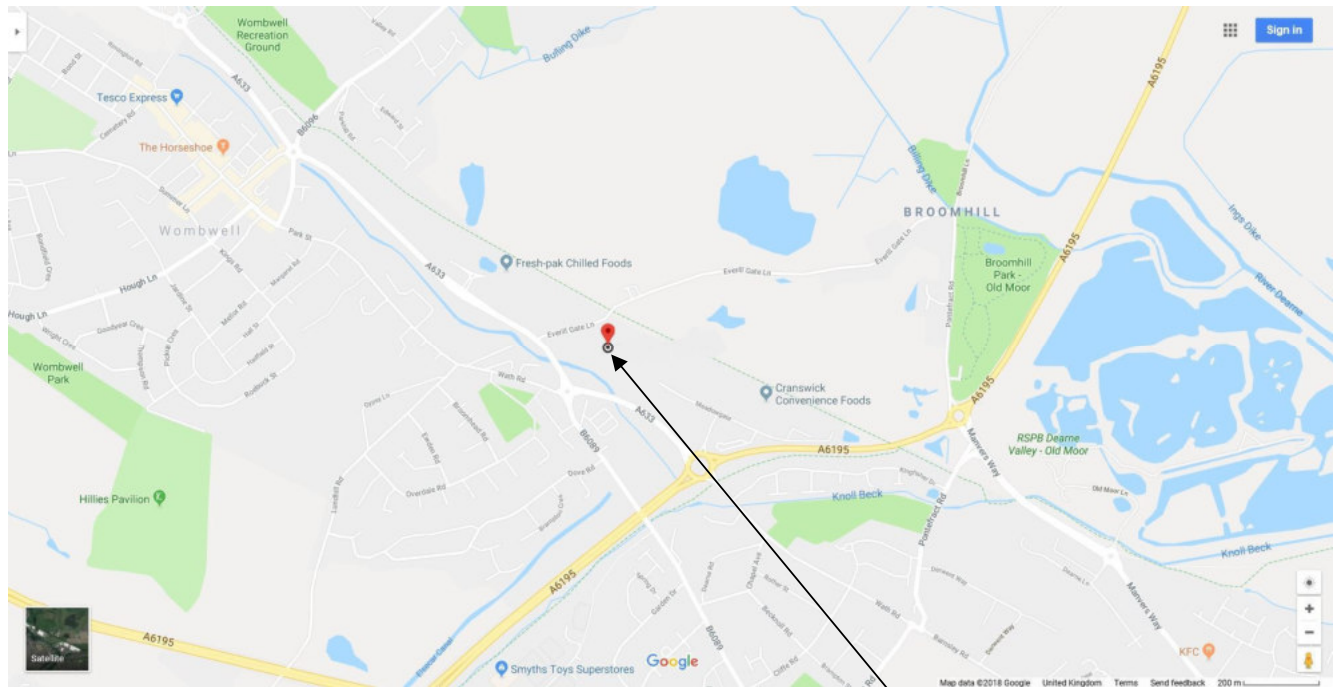
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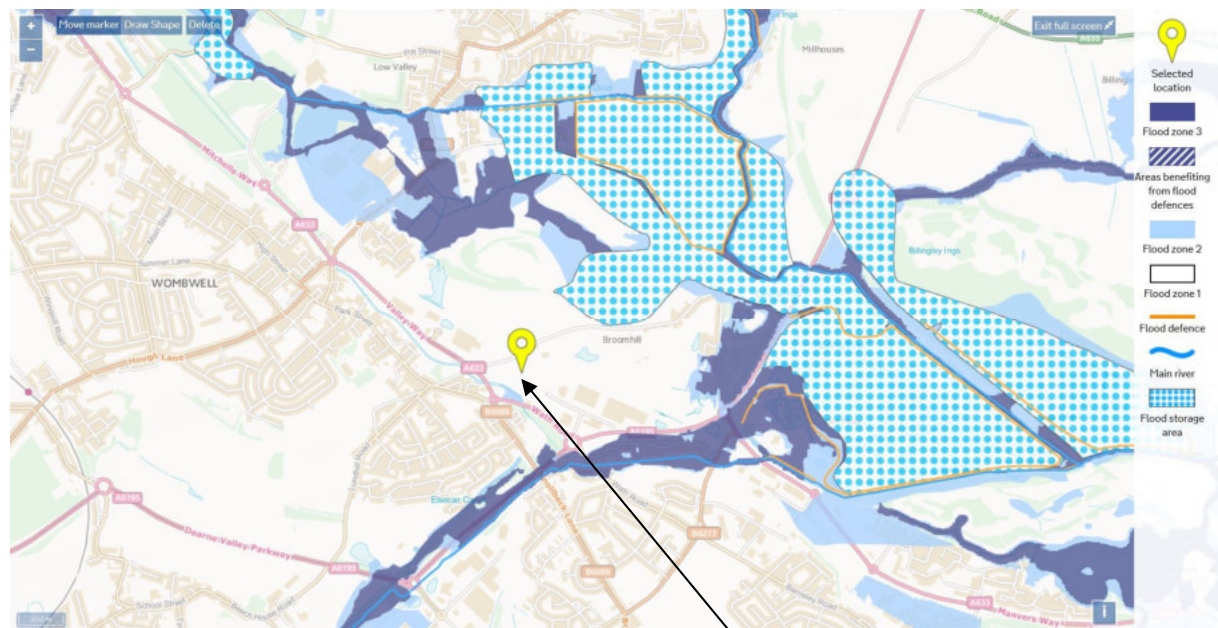
APPENDIX A - SITE LOCATION



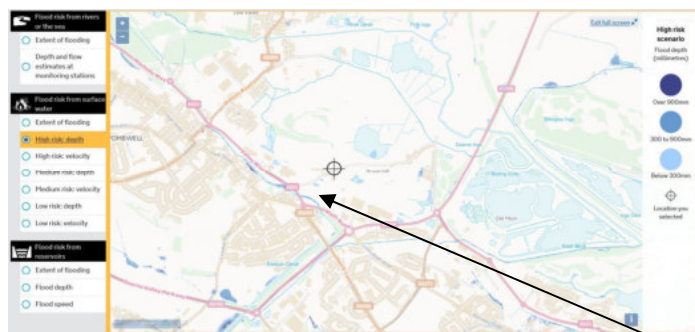
Site Location

APPENDIX B - PROPOSED SITE DRAWINGS

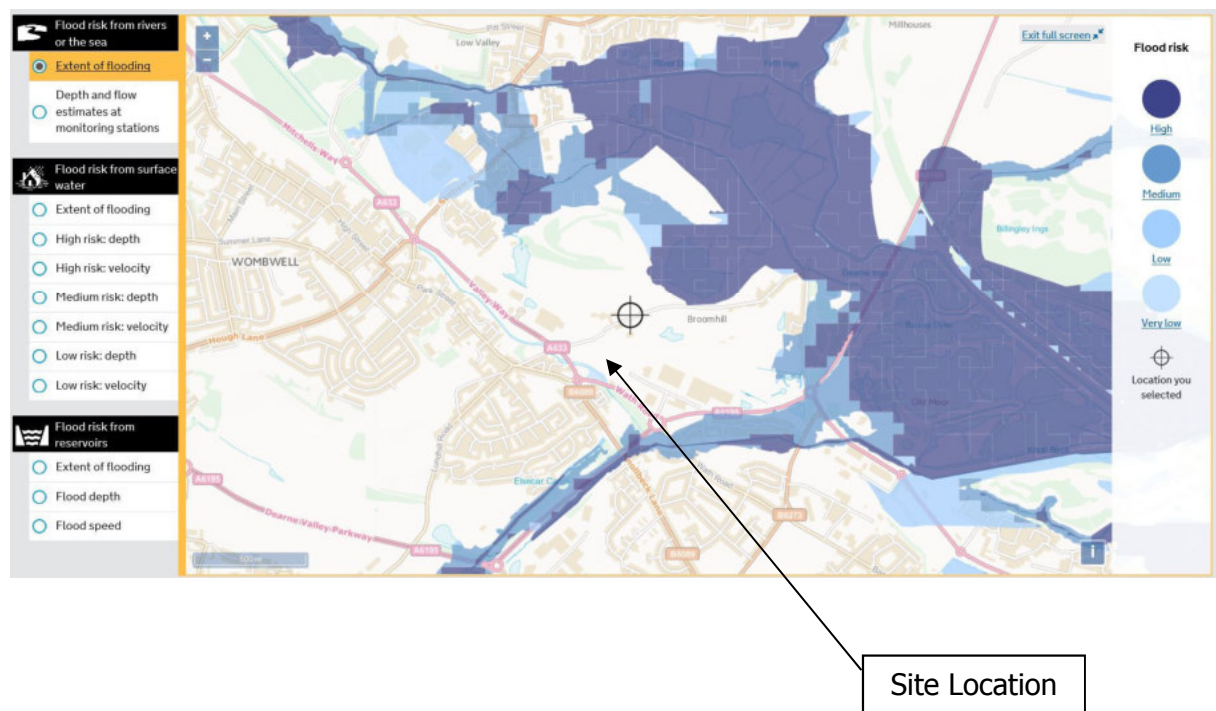
APPENDIX C - ENVIRONMENT AGENCY FLOOD MAPS

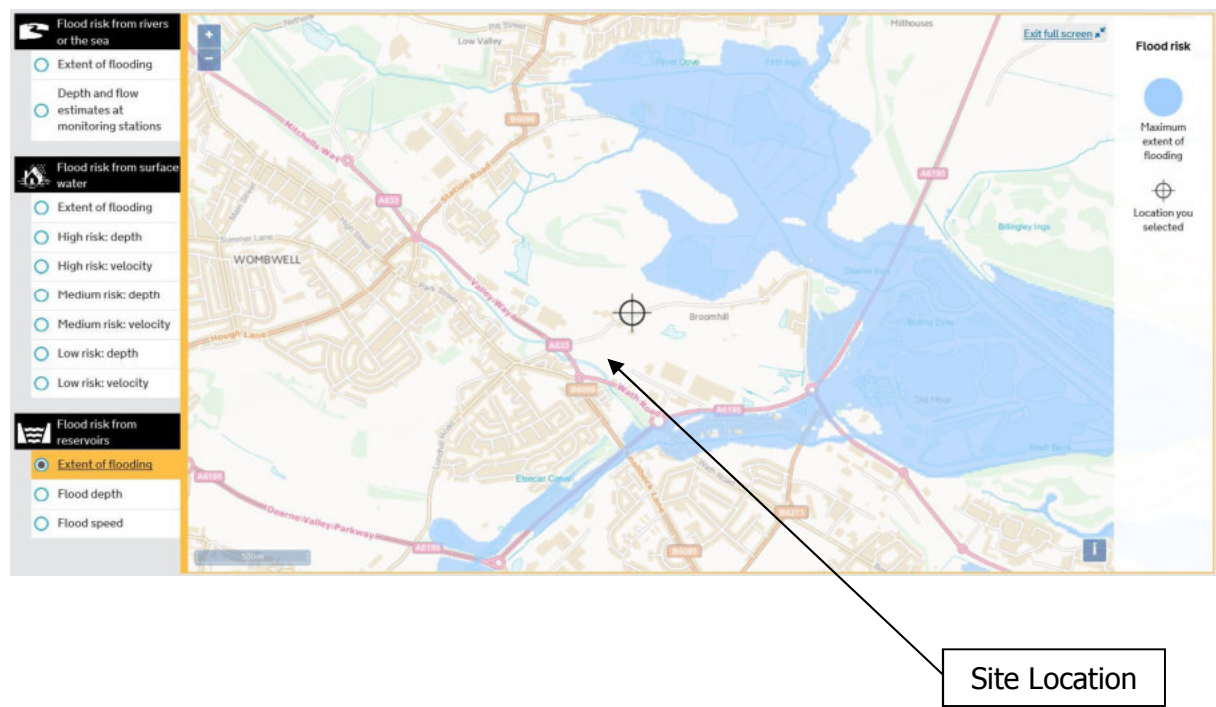


Site Location



Site Location





APPENDIX D - DRAINAGE CALCULATIONS

Project Title: everill Gate Lane, Barnsley

86 / 06

Prepared By: KA

Date: 07/2018

Checked By: KGP

Date: 07/2018

SURFACE WATER ATTENUATION FOR 30 YEAR RAINFALL RETURN PERIOD

DESIGN DATA

Site location =	Wombwell
M5-60 rainfall ratio (mm) =	19
60min rainfall ratio to 2 day rainfalls of 5 year return period, r =	0.35
Impemeable area (m ²) =	26859
Total site area (m ²) =	35900
Proposed discharge rate (l/s) =	18
Allowance for Climate Change (%) =	30

CALCULATIONS RESULTS

Required storage volume (m³) = 1244

DETAILED CALCULATIONS

Duration, D	15	30	60	120	240	360	600	1440	2880
Z1	0.64	0.79	1.00	1.20	1.44	1.63	1.85	2.35	2.81
M5-D	12.2	15.0	19.0	22.8	27.4	31.0	35.2	44.7	53.4
Z2	1.506	1.527	1.540	1.538	1.524	1.509	1.489	1.445	1.410
M30-D	18.31	22.92	29.26	35.06	41.69	46.73	52.35	64.52	75.26
i (mm/hr)	73.24	45.83	29.26	17.53	10.42	7.79	5.23	2.69	1.57
i + Climate Change %	95.22	59.58	38.04	22.79	13.55	10.12	6.81	3.49	2.04
Area (m ²)	26859	26859	26859	26859	26859	26859	26859	26859	26859
Qp (l/s)	710.97	444.88	284.02	170.16	101.18	75.60	50.81	26.09	15.22
Qe (l/s)	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00
Balancing Q	692.97	426.88	266.02	152.16	83.18	57.60	32.81	8.09	-2.78
Storage volume (m ³)	623.67	768.38	957.68	1095.57	1197.77	1244.08	1181.31	699.35	-480.51

DESIGN NOTES

1. Surface water storage design is in accordance with the Wallingford Procedure - Design and Analysis of Urban Drainage. Volume 1 Principles, Methods and Practice. Volume 4 - Modified Rational Method.

Project Title: everill Gate Lane, Barnsley

86 / 06

Prepared By: KA

Date: 07/2018

Checked By: KGP

Date: 07/2018

SURFACE WATER ATTENUATION FOR 100 YEAR RAINFALL RETURN PERIOD

DESIGN DATA

Site location =	Wombwell
M5-60 rainfall ratio (mm) =	19
60min rainfall ratio to 2 day rainfalls of 5 year return period, r =	0.35
Impemeable area (m ²) =	26859
Total site area (m ²) =	35900
Proposed discharge rate (l/s) =	18
Allowance for Climate Change (%) =	30

CALCULATIONS RESULTS

Required storage volume (m ³) =	1735
Rainfall intensity (mm/hr) =	123

DETAILED CALCULATIONS

Duration, D	15	30	60	120	240	360	600	1440	2880
Z1	0.64	0.79	1.00	1.20	1.44	1.63	1.85	2.35	2.81
M5-D	12.2	15.0	19.0	22.8	27.4	31.0	35.2	44.7	53.4
Z2	1.945	1.990	2.022	2.019	1.991	1.962	1.929	1.853	1.787
M100-D	23.65	29.87	38.42	46.03	54.48	60.77	67.80	82.73	95.41
i (mm/hr)	94.58	59.74	38.42	23.01	13.62	10.13	6.78	3.45	1.99
i + Climate Change %	122.96	77.66	49.94	29.92	17.71	13.17	8.81	4.48	2.58
Area (m ²)	26859	26859	26859	26859	26859	26859	26859	26859	26859
Qp (l/s)	918.11	579.91	372.92	223.40	132.20	98.32	65.81	33.46	19.29
Qe (l/s)	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00	18.00
Balancing Q	900.11	561.91	354.92	205.40	114.20	80.32	47.81	15.46	1.29
Storage volume (m ³)	810.10	1011.43	1277.70	1478.85	1644.48	1734.81	1721.15	1335.68	223.50

DESIGN NOTES

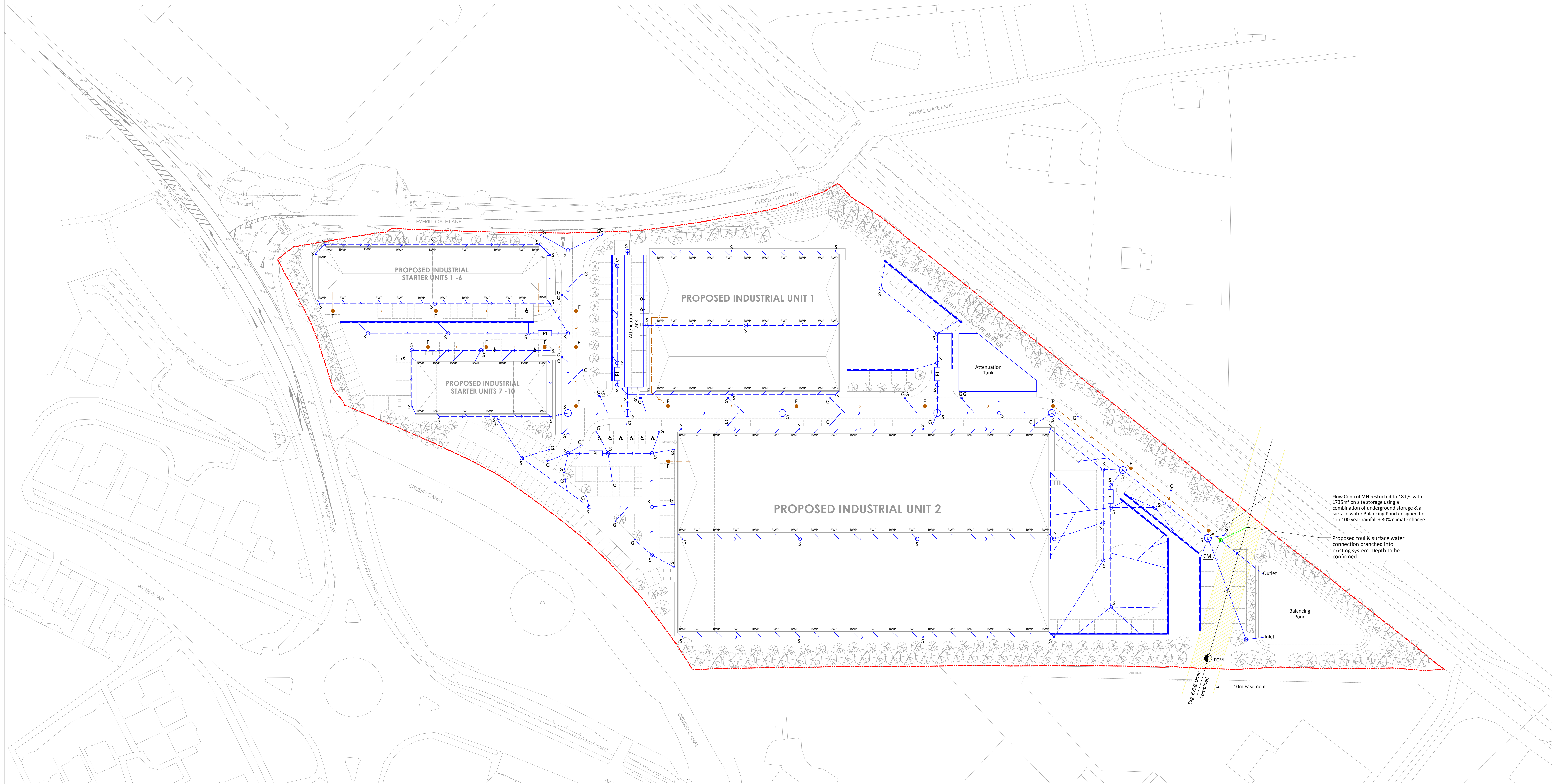
1. Surface water storage design is in accordance with the Wallingford Procedure - Design and Analysis of Urban Drainage. Volume 1 Principles, Methods and Practice. Volume 4 - Modified Rational Method.

APPENDIX E - PROPOSED DEVELOPMENT DRAINAGE STRATEGY

Note:
Outline drainage design. Subject
to approval and detailed design

Key

- Existing Surface Water Drainage
- Existing Foul Water Drainage
- Existing Combined Drain to Remain
- Proposed Surface Water Drain
- Proposed Foul Water Drain
- Proposed Combined Drain
- ES Existing Surface Manhole
- EF Existing Foul Manhole
- ECM Existing Combined Manhole
- S Proposed Surface Water Manhole
- F Proposed Foul Water Manhole
- CM Proposed Combined Manhole
- G Proposed Surface Drainage Gully
- RWP Proposed Rainwater Pipe
- Proposed Surface Water Channel Drain
- PI Proposed Petrol Interceptor
- Denotes Site Boundary



Plan
Scale 1:500

Flow Control MH restricted to 18 L/s with 1735m³ on site storage using a combination of underground storage & a surface water Balancing Pond designed for 1 in 100 year rainfall + 30% climate change

Proposed foul & surface water connection branched into existing system. Depth to be confirmed

Outlet

Balancing Pond

Inlet

Fig. 6.750 - 2m/min Connected
10m Easement

DESCRIPTION	REV	DATE	CHK	APP
beamconsulting Beam Consulting 14 Bond Street Walsfield WF1 2QP Tel: 01924 364633 Fax: 01924 364631				
PROJECT Proposed Mixed Use Development Everill Gate, Wombwell, Barnsley				
DRAWING TITLE Outline Drainage Design				
CLIENT Everill Gate Properties				
STATUS Information				
DRAWN JD	DATE 12/09/18			
CHECKED KGP	SCALE			
APPROVED KGP	AS SHOWN @ A0			
DRAWING NUMBER 86-06-500	REVISION			

APPENDIX F - CORRISPONDENCE

Katie Abbott

From: France, Debbie <Debbie.France@environment-agency.gov.uk>
Sent: 09 August 2018 12:42
To: Katie Abbott
Subject: Your Enquiry: RFI/2018/92549
Attachments: Planning advice for developers.pdf; Supporting Information.pdf; FloodHistory_92549.pdf; FloodMap_92549.pdf; Wombwell Detailed River Network.pdf

Our Ref: RFI/2018/92549

Dear Katie

Provision of Product 4 for Everill Gate Lane, Carton Wood, Dearne Valley, Wombwell, Barnsley S73 0YL

Thank you for your enquiry which was received on 11 July 2018

The requested data is attached. Please also find attached a 'Supporting Information' document which should be read in conjunction with this data.

This information is provided subject to the Open Government Licence ([here](#)). Please read for details of permitted use.

If you are using our data to inform a development proposal, we encourage you to contact our Sustainable Places team for pre-application advice. Their advice can help you solve key environmental issues early, reduce the chance of an objection and help you design a more sustainable development. To take advantage of this service and gain further details, together with estimated costs, please email sp-yorkshire@environment-agency.gov.uk.

For general enquiries relating to your development or our role within the planning system, please refer to the attached 'Planning advice for developers' document.

I hope that we have correctly interpreted your request. If you are not satisfied with our response to your request for information you can contact us within 2 calendar months to ask for our decision to be reviewed.

We would be really grateful if you could spare five minutes to help us improve our service. Please click on the link below and fill in our survey – we use every piece of feedback we receive:

<http://www.smartsurvey.co.uk/s/EnvironmentAgencyCustomerSurvey/?a=Y>

Yours sincerely

Debbie France | Customers and Engagement Team

Environment Agency | Lateral, 8 City Walk, Leeds, LS11 9AT

Enquiries Team Tel: 020 847 48174 | Email: neyorkshire@environment-agency.gov.uk

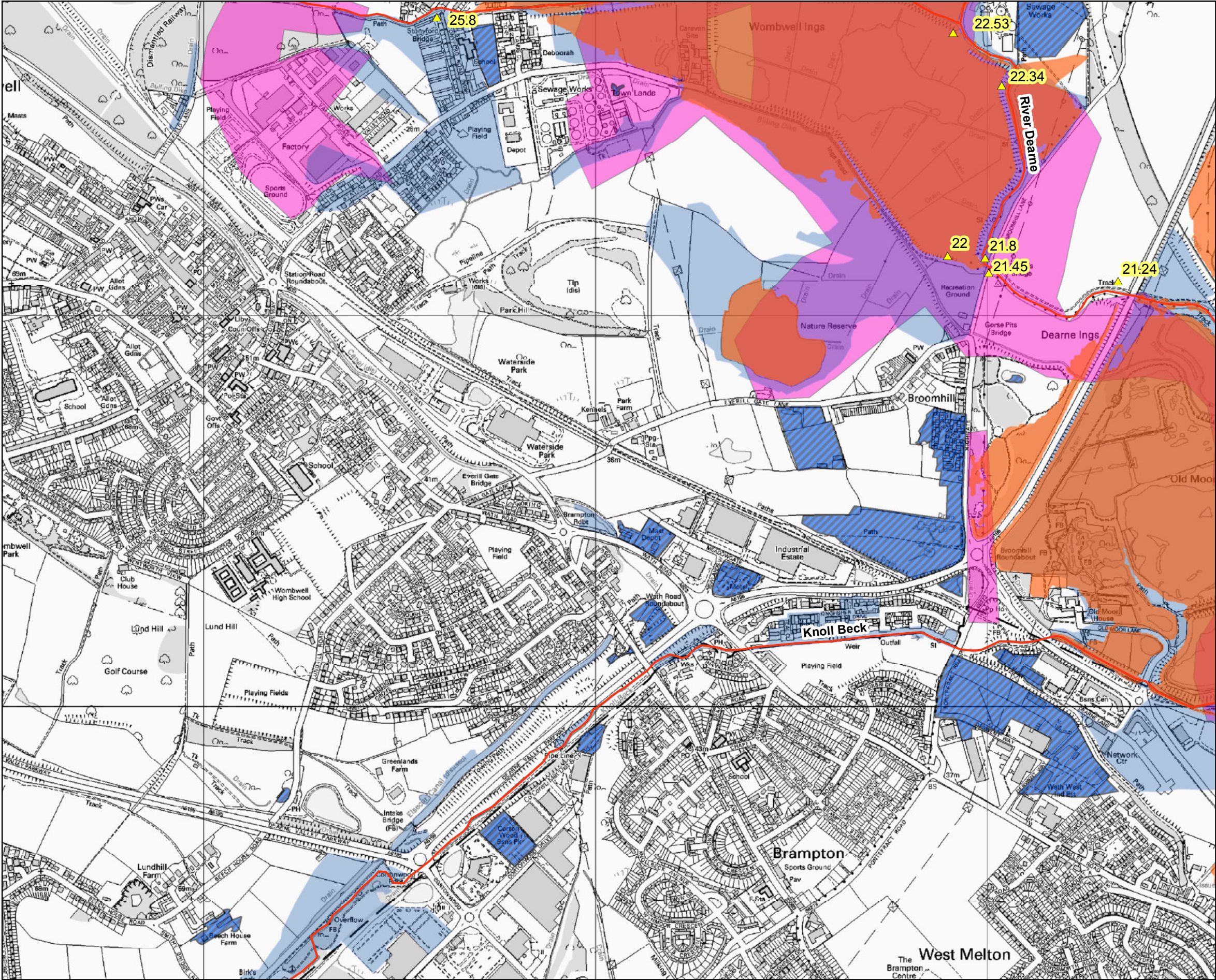
Direct Tel: 020 847 54731 | Email: debbie.france@environment-agency.gov.uk

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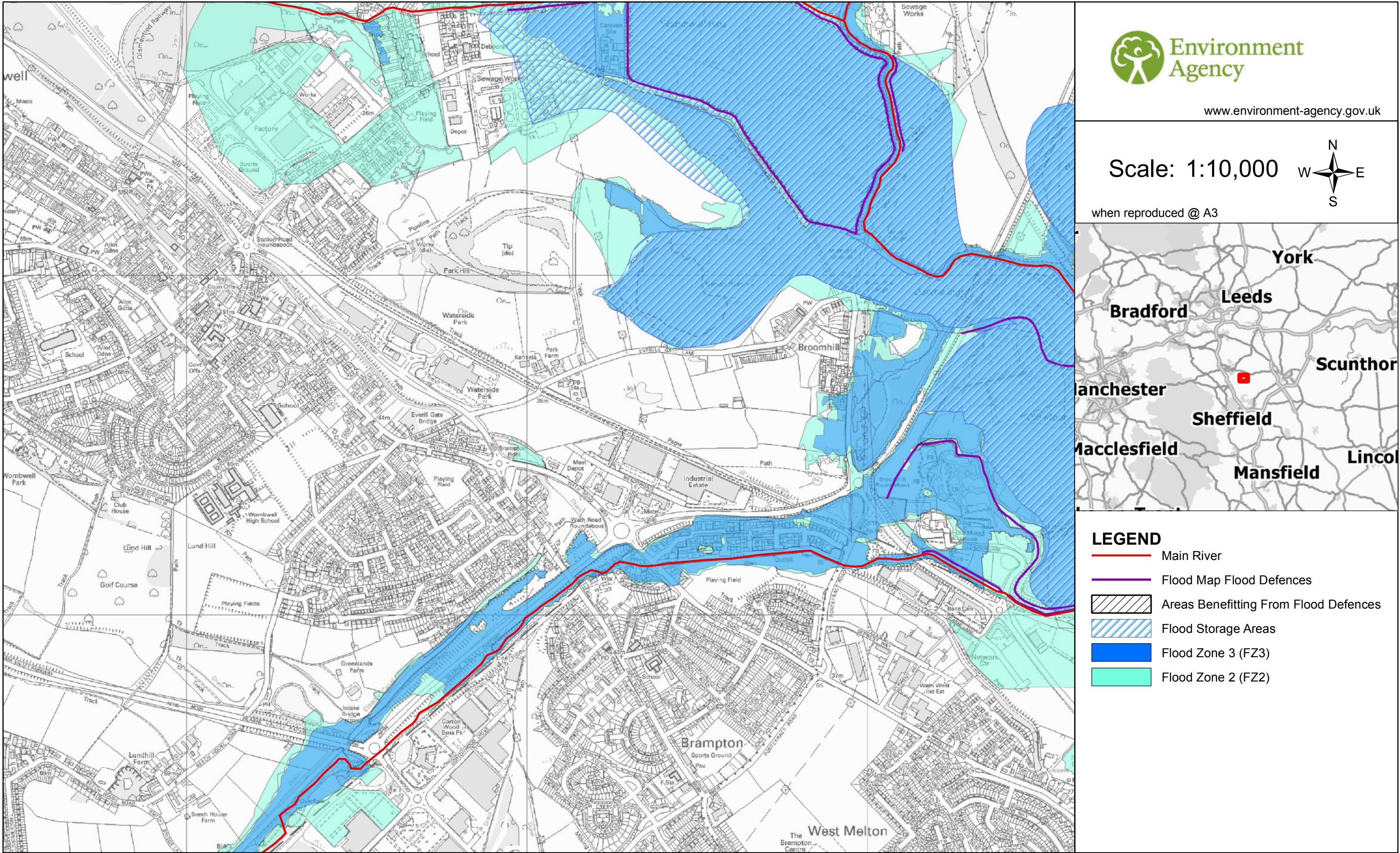




LEGEND

-  Autumn 2000 Flood Event Flood Level (m)
-  Main River
-  Autumn 2000 Flood Event Flood Extent
-  2007 Flood Event Surface Water Flood Extent
-  2007 Flood Events Flood Extent
-  River Don 1947 Flood Event Flood Extent

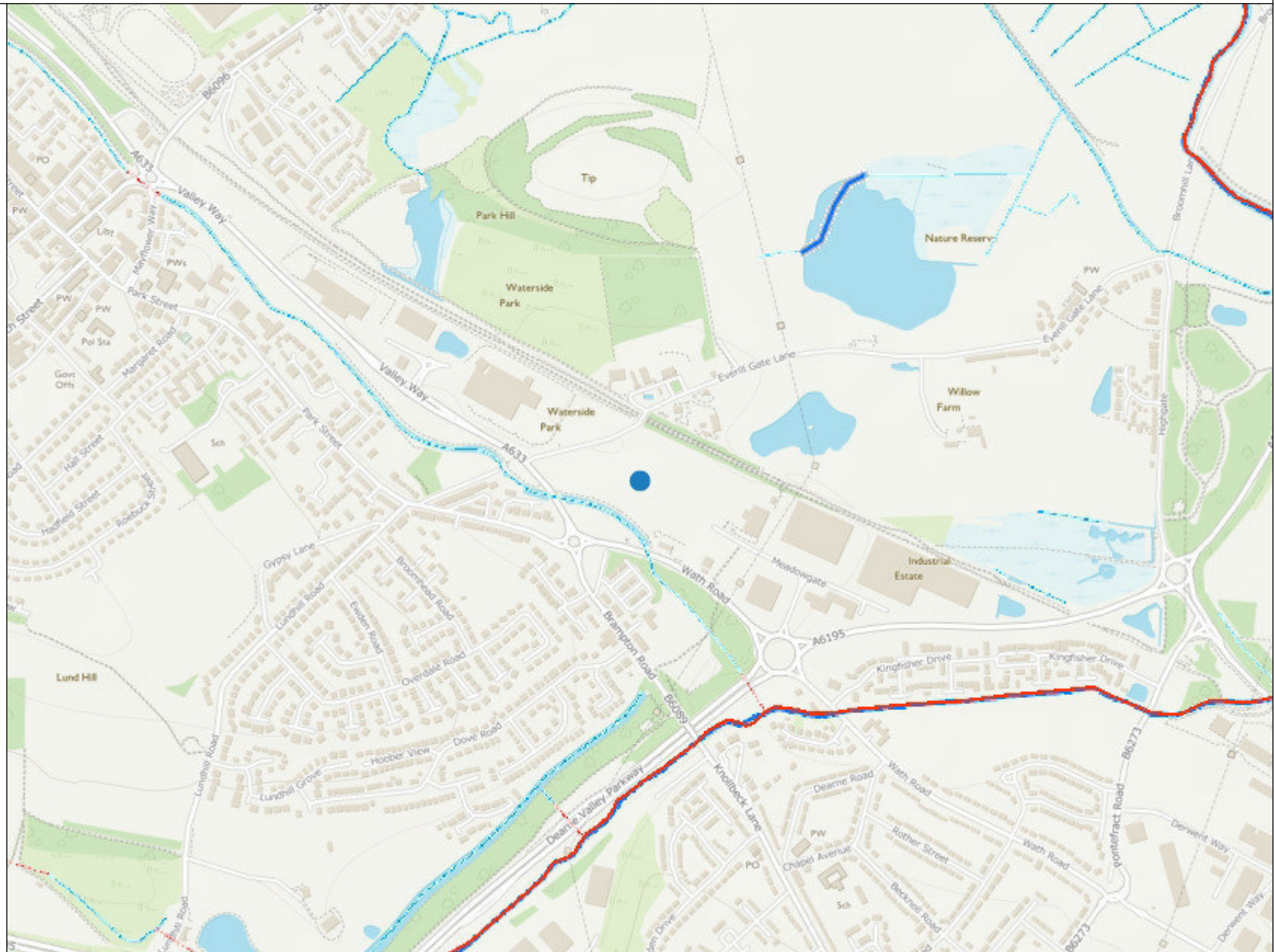
RFI: 92549 Flood Map for Planning for Wombwell, Barnsley Date Created: 1.08.18



Wombwell Detailed River Network

Legend

- Statutory Main Rivers
- Canals
- - - Feeders
- Reservoirs
- Detailed River Network**
 - Primary River
 - Secondary River
 - Tertiary River
 - Lake / Reservoir
 - Canal
 - Canal Tunnel
 - - - Extended Culvert
 - - - Multiple Channel Culvert
 - Underground River (potential sewer)
 - Underground River (inferred)
 - Underground River (local knowledge)
 - Undefined
- Offline Drainage features



0 100 200 300
Metres



The Flood Map for Planning

The Environment Agency provides the Flood Map (see enclosed extract).

What is the Flood Map for Planning?

The Flood Map for Planning provides information on flooding from rivers and the sea for England and Wales. The Flood Map also has information on flood defences and the areas benefiting from those flood defences.

The Flood Map for Planning shows the following:

1. Flood Zone 3 (dark blue area on the enclosed map): natural flood plain area that could be affected by flooding from rivers and/or the sea – not taking into account the presence of any flood defences
 - For flooding from rivers the map indicates the extent of a flood with a 1% (1 in 100) chance of happening each year;
 - For flooding from the sea the map shows the extent of a flood with a 0.5% (1 in 200) chance of happening each year.
2. Flood Zone 2 (light blue area): natural flood plain area that could be affected by flooding from rivers and/or the sea – not taking into account the presence of any flood defences. Flood Zone 2:
 - indicates the extent of a flood with a 0.1% (1 in 1000) chance of happening each year.
 - and/or indicates the greatest recorded historic flood, whichever is greater.
3. Flood defences built in the last five years to protect against river floods with a 1% (1 in 100) chance of happening each year, together with some natural or constructed entities which retain, store or channel water and which may protect against smaller floods.
4. Areas benefiting from flood defences - areas that benefit from the flood defences shown, in the event of a river flood with a 1% (1 in 100) chance of happening each year, or a flood from the sea with a 0.5% (1 in 200) chance of happening each year. If the defences were not there, these areas would flood.

Flood History

Flood History

To the best of our knowledge there is no known flood history for this site. However, in close proximity to this location we do have some flood history available (see enclosed map). The extent of flooding, and/or flood level information is only shown for those watercourses surveyed after the flood. Other flooding may have occurred which is not shown. This is the best information currently available.

Assets

There are no flood defences helping to reduce flood risk in your area of interest.

Modelling

Modelling Information

We do not have any modelling information at this location.

Climate Change

Please note that new guidance on climate change allowances for Flood Risk Assessments has been published in February 2016. The new guidelines are available from:

<https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

Bespoke Flood Risk Assessment (FRA) advice:

If the pre-application advice is required with regards the preparation of a site-specific Flood Risk Assessment, this can be requested via the Yorkshire Sustainable Places team (email: sp-yorkshire@environment-agency.gov.uk). Charges may apply for any advice that is provided, this currently stands at £84 per hour per person. The [.gov.uk](https://www.gov.uk) pages provide a good starting point on what to include within a site-specific Flood Risk Assessment and can be accessed via <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>. A site-specific Flood Risk Assessment will need to consider flood risks from all sources, including those associated with defence failure (e.g. breach) and accounting for the predicted impacts as a result of climate change. Please contact the Sustainable Places team if you require advice on how to include these within a Flood Risk Assessment.

River

Non Main River

The watercourse at this location is not designated as Main River. It is classed as an Ordinary Watercourse. The local authority holds responsibility for the maintenance of this river. The Environment Agency does not have any more information available in regard to past flooding issues or current flood risk. For any information on any past flooding and for any record of the impact of local drainage on that watercourse we suggest you speak to your City Council Drainage Section and to Yorkshire Water.

Other

Surface Water Map

In partnership with Local Authorities, we publish Risk of flooding from surface water maps. These were updated in December 2013. If you would like a copy of the map for your area, please contact us again. Otherwise the map can be viewed online at:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/#x=438988&y=406600&scale=2>

Surface Water Drainage

The Lead Local Flood Authority is the statutory consultee for planning matters relating to surface water drainage, therefore it is recommended they should be consulted separately regarding this.

Surface water discharge from new development should ideally 'mimic' the pre-development situation using a sustainable drainage system so that the flow and volume of water in watercourses is not increased.

A permit may be required, under the Environmental Permitting Regulations 2010 from the Environment Agency for any proposed works or structures in, under, over or within eight metres of a 'main river' (e.g. a new outfall). A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Risk of Flooding from Reservoirs Map

Outlines and simplified depth and velocity maps can be viewed on our website:

<https://flood-warning-information.service.gov.uk/long-term-flood-risk/#x=438988&y=406600&scale=2>

Please, zoom into the location of interest, and then click on the inundated location for details. As a result a list of reservoirs will be provided with supporting information and a links to other data, such as estimated depths and speed of flooding, at the bottom of the result page.

A map showing the outlines can also be provided on request.

Flood Warning

The site is not covered by a Flood Warning.

LIDAR Data

Please note that our LiDAR data is now available free of charge (Open Data) from

<http://environment.data.gov.uk/ds/survey/index.jsp#/survey> (once zoomed to the relevant location the available LiDAR products will be listed below the map).

Two LIDAR products are available:

1. Tiled LIDAR data - The full tiled dataset consists of historic LIDAR data which has been gathered since 1998. For some areas we have carried out repeat surveys and data is available in a range of resolutions.
2. Composite LIDAR data - The composite dataset is derived from a combination of our full tiled dataset which has been merged and re-sampled to give the best possible spatial coverage.

Light Detection and Ranging (LIDAR) is an airborne mapping technique, which uses a laser to measure the distance between the aircraft and the ground. This technique results in the production of an accurate, cost-effective terrain model suitable for assessing flood risk and other environmental applications.

The Environment Agency owns two LIDAR systems, which are installed in a survey aircraft along with its other operational remote sensing instruments.

The aircraft is positioned and navigated using Global Positioning System (GPS) corrected to known ground reference points. The aircraft typically flies at a height of about 800 metres above ground level and a scanning mirror allows a swath width of about 600 metres to be surveyed during a flight.

The Rights & Responsibilities of a Riverside Owner

The owner of property adjacent to a watercourse is usually deemed to be the riparian owner and, as such, has both riparian rights and responsibilities with regard to the watercourse within their ownership.

For more information on Rights and Responsibilities of a riverside owner, you can visit our website at:

<https://www.gov.uk/guidance/owning-a-watercourse>

Ordnance Survey Data

Under the terms of our licence agreement with the Ordnance Survey, we are unable to supply the OS data. Under this agreement we can only supply OS data to consultants/contractors carrying out work on our behalf.

Flood Portal

It's a new 'one-stop shop' web portal providing guidance and information on flood risk management in the UK. Arup have written and designed the site, in conjunction with CIRIA, the Local Government Association, the EA and Defra, primarily as a resource for local authority officers, flood risk management professionals, and others with an interest in flood risk. It's a part of the Capacity Building Strategy. <http://www.local.gov.uk/floodportal>



BARNSLEY

Metropolitan Borough Council

GRANT OF OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0064

To Gordon Stephenson
10 Parkwood Rise
Barnby Dun
Doncaster
DN3 1LY

DESCRIPTION Development of B1, B2 and B8 (Industry, Storage and Distribution) units with access road (Outline)
LOCATION Land to the East of Junction of Everill Gate Lane and Valley Way, Wombwell, Barnsley,

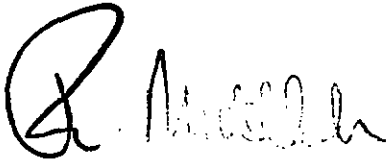
Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 12 January 2006 and described above.

The approval is subject on compliance with the following conditions:

- 1 Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed 
Assistant Director, Planning and Transportation *mw*

Dated 07 March 2006

2 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

(a) the siting of the proposed development.

(b) the design of the proposed development.

(c) the external appearance of the proposed development.

(d) landscaping for the site.

Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

3 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 5.0 (five) metres either side of the centre line of the sewer which crosses the site

Reason: In order to allow sufficient access for maintenance and repair work at all times

4 The site shall be developed with separate systems of drainage for foul and surface water on and off the site

Reason: In the interests of satisfactory and sustainable drainage

5 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority before development commences

Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading

6 No development shall take place until details of the proposed means of disposal of foul water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority

Reason: To ensure that the development can be properly drained

7 Unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

Reason: To ensure that no foul water discharges take place until proper provision has been made for its disposal

8 Surface water from vehicle parking and hardstandings areas shall be passed through an interceptor or adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor

Reason: In the interests of satisfactory drainage

- 9 Surface water shall be disposed to a soakaway system designed and constructed in accordance with BS 8301: 1985 (Section 8.4)
- Reason: To ensure the satisfactory provision of drainage facilities to serve the proposed development
- 10 Roof drainage downwater pipes shall at all times be sealed at ground level to prevent the ingress of any contaminated water/run-off
- Reason: To prevent pollution of the water environment
- 11 The surface water drainage from the proposed development shall be discharged to a soakaway system which meets the requirements of Building Research Establishment Digest 365 and which complies with the following:
- a) there is no connection to the adjacent canal, and no part of the soakaway system is situated within 10 metres of the canal
 - b) porosity tests are carried out in accordance with BRE 365 to demonstrate that suitable subsoil and adequate land area is available for the soakaway
- Reason: To ensure the proper drainage and to prevent pollution of the water environment
- 12 No hedges or trees on the site, or their branches or roots, shall be lopped, topped, felled, or severed.
- Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality and in accordance with UDP Policies GS22, Woodland, Hedgerows and Trees and GS22A.
- 13 The siting and layout of the development shall be designed in accordance with Supplementary Planning Guidance Note 1: Industrial Units and Warehouses and Supplementary Planning Guidance Note 26: Landscape Design for Industrial Development
- Reason: In the interests of visual amenity
- 14 A minimum 10 metre wide landscaping strip shall be provided along the boundary with the Trans Pennine Trail and along the boundary with 77 and 79 Wath Road.
- Reason: To safeguard the Trans Pennine Trail and the amenities of neighbouring residents
- 15 All on-site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use, to prevent mud/debris from being deposited on the public highway to the detriment of road safety.
- Reason: In the interests of road safety
- 16 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway
- Reason: In the interest of road safety.

- 17 The parking/manoeuvring facilities, indicated on the submitted plan, shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times

Reason: In the interest of road safety.

- 18 Development shall not commence until arrangements have been entered into to secure such works to mitigate the effect of the development being brought into use. Such works shall comprise of: -

- A) Provision of right turn lane on Valley Way;
- B) Provision of central pedestrian islands associated with right turn;
- C) Provision of merge/diverge lanes;
- D) Provision of splitter island at Everill Gate Lane junction to enforce left turn in/left turn out;
- E) Provision of 1m level area between back edge of footway and top of embankment;
- F) Provision of 2m footways on Valley Way to connect with existing and on Everill Gate Lane to include entire site frontage;
- G) Provision of all necessary signing and lining;
- H) Provision and any necessary alteration to street lighting;
- I) Provision and any necessary alteration to drainage;
- J) Provision of tactile paving;
- K) Resurfacing/reconstruction of all areas of carriageway/footway as dictated by the works;
- L) Provision of 2 bus stops and shelters.

Reason: In the interests of road safety

- 19 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety, have been submitted to and approved, in writing, by the Local Planning Authority, and such measures shall be retained for the entire construction period.

Reason: In the interest of road safety.

- 20 Development shall not commence until details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted an approved, in writing, by the Local Planning Authority, and such areas shall be retained for the entire construction period

Reason: In the interest of road safety.

- 21 Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved, in writing, by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developers expense in accordance with a scheme to be agreed, in writing, by the Local Planning Authority.

Reason: In the interests of road safety

- 22 Development shall not commence until details of the phasing of the development has been submitted and approved, in writing, by the Local Planning Authority, to ensure a safe and adequate highway network

Reason: In the interest of road safety.

- 23 This approval is in outline form with all matters, except access, reserved for future consideration

Reason: For the avoidance of doubt

Informative(s)

1. The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

UDP Policy ED2 - Employment Sites
UDP Policy WW4/3 - Employment Sites
UDP Policy ED4 - Economic Development and Residential Amenity
UDP Policy ED12 - Office Development
UDP Policy GS9 - Visual Amenity and the Green Belt
UDP Policy GS26 - Recreational Routeways and Networks
SPG 1 - Industrial Units and Warehouses
SPG26 - Landscape Design for Industrial Developments

The proposals accord with the provisions of the Unitary Development Plan and are acceptable in principle. The access arrangements are considered acceptable. All other matters are reserved for future consideration.

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.



BARNSELEY
Metropolitan Borough Council

APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2009/0189

To Mr Graham Connell
Colliers CRE
15-16 Park Row
Leeds
LS1 5HD

Proposal Development of B1, B2 and B8 (industry, storage and distribution) units with access road (Reserved Matters)

At Land at Everill Gate Lane, Wombwell, Barnsley, South Yorkshire, S73 0YL

Approval is hereby given for the proposals which were the subject of the Application and Plans registered by the Council on 16 February 2009 and described above, being matters reserved in the permission granted on 8th March, 2006 under Application Number 2006/0064.

The approval is subject on compliance with the details specified in the application, the approved plans and conditions of the outline permission and, additionally, is subject to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed

Stephen Moralee

Assistant Director, Planning and Transportation

Dated 01 February 2010

- 3 Unless otherwise agreed in writing any building shall be constructed and maintained so as to provide sound insulation against internally generated noise of not less than 35 dB(A) with doors and windows closed, taking into consideration any vents and outlets.
Reason: In the interests of the amenity of nearby residential occupiers.
- 4 Prior to the occupation of the buildings, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site, including the provision of an acoustic fence where the building has an external work area or service yard.
Reason: In the interests of the amenity of the occupiers of nearby houses.
- 5 The car, cycle and powered two wheeler parking shall be provided prior to the development being brought into use and shall be retained for that sole purpose at all times.
Reason: In the interests of highway safety.
- 6 Prior to the occupation of the building a draft Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate measures that will be put in place to encourage travel by modes other than the private car, and allow for regular reporting and monitoring to be undertaken. Subsequently, within six months of the site becoming operational, a detailed travel plan shall be submitted to the Local Planning Authority and once approved shall be fully implemented.
Reason: In the interests of sustainable development.
- 7 The proposed balancing pond shall be constructed in accordance with a scheme to be submitted to and approved writing by the Local Planning Authority prior to the commencement of development. The scheme shall include associated planting native to the local area and a schedule for future maintenance of the pond.
Reason: To ensure that the proposed balancing pond is developed in a way that contributes to the nature conservation value of the site.
- 8 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs.
Reason: In the interests of the visual amenities of the locality.
- 9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.
Reason: In the interests of the visual amenities of the locality.

Reason(s) for Granting Permission

- 1 Unique This is a reserved matters application that follows the grant of outline planning permission when the principle was established. It is considered that the details of design, layout and landscaping are appropriate

Informative(s)

- 1 These provisions required by condition 4 may include both physical and/or administrative measures such as the location/orientation of any air-handling units and any relevant attenuation measures, restrictions on operating hours, restrictions on hours of external working in service yards, use of directional reversing alarms on all vehicles based on site etc. An acoustic fence shall normally be a brick built wall of solid construction or solid timber fence with no gaps between or below the panels, constructed to reduce noise received at proximate residential properties.
- 2 The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards included:
 - Collapse of shallow coal mine workings;
 - Collapse of, or risk of entry into, mine entries (shafts and adits);
 - Gas emissions from coal mines including methane and carbon dioxide;
 - Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide;
 - Transmission of gases into adjacent properties from underground sources through ground fractures;
 - Coal mining subsidence
 - Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposal development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements*, to the provisions of the development order, and to any directions given under the order. He does not, in practice, refuse to entertain appeals solely because the local planning was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or the Secretary of State for the Environment, Transport and Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or County Council, London Borough or District Council in which land is situated as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

* The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.



APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/1120

To Mr Graham Connell
Colliers CRE
15-16 Park Row
Leeds
LS1 5HD

Proposal Development of B1, B2 and B8 (industry, storage and distribution) units with access road (Reserved Matters) (2009/0189 Extension of Time Limit).

At Land at Everill Gate Lane, Wombwell, Barnsley, South Yorkshire, S73 0YL

Approval is hereby given for the proposals which were the subject of the Application and Plans registered by the Council on 10 October 2012 and described above, being matters reserved in the permission granted on 01 February 2010 under Application 2009/0189.

The approval is subject on compliance with the details specified in the application, the approved plans and conditions of the outline permission and, additionally, is subject to the following conditions:-

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans as follows
VL9837L01, VL9837L02
9837L04, 9837L04, 9837L05, 9837L06, 837L07, 9837L08, 9837L09, 9837L10, 837L11, 9837L12, 9837L13, 9837-113
and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed *Stephen Moralee*
Assistant Director, Planning and Regulatory Services

Dated 04 January 2013

- 3 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP29, Design.
- 4 Any building shall be constructed and maintained so as to provide sound insulation against internally generated noise of not less than 35 dB(A) with doors and windows closed, taking into consideration any vents and outlets.
Reason: In the interests of the amenity of nearby residential occupiers in accordance with Core Strategy Policy CSP40.
- 5 Prior to the occupation of the buildings, a scheme shall be submitted to and approved in writing by the Local Planning Authority which specifies the provisions to be made for the control of noise emanating from the site, including the provision of an acoustic fence where the building has an external work area or service yard.
Reason: In the interests of the amenity of the occupiers of nearby houses in accordance with Core Strategy Policy CSP40.
- 6 The car, cycle and powered two wheeler parking shall be provided prior to the development being brought into use and shall be retained for that sole purpose at all times.
Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP27.
- 7 Prior to the occupation of the building a draft Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate measures that will be put in place to encourage travel by modes other than the private car, and allow for regular reporting and monitoring to be undertaken. Subsequently, within six months of the site becoming operational, a detailed travel plan shall be submitted to the Local Planning Authority and once approved shall be fully implemented.
Reason: In the interests of sustainable development in accordance with Core Strategy Policy CSP28.
- 8 The proposed balancing pond shall be constructed in accordance with a scheme to be submitted to and approved writing by the Local Planning Authority prior to the commencement of development. The scheme shall include associated planting native to the local area and a schedule for future maintenance of the pond.
Reason: To ensure that the proposed balancing pond is developed in a way that contributes to the nature conservation value of the site and in accordance with Core Strategy Policy CSP36.
- 9 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs.
Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy Policy CSP29.

- 10 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.
Reason: In the interests of the visual amenities of the locality in accordance with Core Strategy Policy CSP29.
- 11 No development shall take place until full foul and surface water drainage details, including a SUDs matrix to demonstrate if soakaways are feasible and a programme of works for implementation have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to reduce surface water run-off by at least 30% and to prevent discharge of surface water on the public highway. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented and the scheme shall be retained throughout the life of the development.
Reason: To ensure proper drainage of the area, reduce the risk of flooding and to adapt to the effects of climate change in accordance with Core Strategy policies CSP1 and CSP4.
- 12 Prior to commencement of construction of the building, details of measures to ensure the development's carbon dioxide emissions are reduced by at least 15% by incorporating decentralised, renewable or low carbon energy sources or other appropriate design measures shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in accordance with the approved details. Upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that at least a 15% reduction in carbon dioxide emissions has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a 15% reduction in carbon dioxide emissions full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in accordance with the approved timetable.
Reason: In the interest of sustainable development, in accordance with Core Strategy policy CSP5.

Reason(s) for Granting Permission

- 1 Unique The site is allocated for employment development by policy WW4/1-3 in the Barnsley Unitary Development Plan (UDP), and in accordance with all relevant Core Strategy policies.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

- 1 These provisions required by condition 4 may include both physical and/or administrative measures such as the location/orientation of any air-handling units and any relevant attenuation measures, restrictions on operating hours, restrictions on hours of external working in service yards, use of directional reversing alarms on all vehicles based on site etc. An acoustic fence shall normally be a brick built wall of solid construction or solid timber fence with no gaps between or below the panels, constructed to reduce noise received at proximate residential properties.
- 2 The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards included:
 - Collapse of shallow coal mine workings;
 - Collapse of, or risk of entry into, mine entries (shafts and adits);
 - Gas emissions from coal mines including methane and carbon dioxide;
 - Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide;
 - Transmission of gases into adjacent properties from underground sources through ground fractures;
 - Coal mining subsidence
 - Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated. The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposal development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements*, to the provisions of the development order, and to any directions given under the order. He does not, in practice, refuse to entertain appeals solely because the local planning was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or the Secretary of State for the Environment, Transport and Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or County Council, London Borough or District Council in which land is situated as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

* The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.

YORKSHIRE WATER PROTECTION OF MAINS AND SERVICES

1. The position of Yorkshire Water Services Ltd (YWS) apparatus shown on the existing mains record drawing(s) indicates the **general** position and nature of our apparatus and the accuracy of this information cannot be guaranteed. Any damage to YWS apparatus as a result of your works may have serious consequences and you will be held responsible for all costs incurred. Prior to commencing major works, the exact location of apparatus must be determined on site, if necessary by excavating trial holes. The actual position of such apparatus and that of service pipes which have not been indicated must be established on site by contacting the Customer Helpline on 0845 124 24 24 for both water and sewerage.
2. The public sewer and water network is lawfully retained in its existing position and the sewerage and water undertaker is entitled to have it remain so without any disturbance. The provisions of section 159 of the Water Industry Act 1991 provides that the undertaker may "inspect, maintain, adjust, repair or alter" the network. Those rights are given to enable the undertaker to perform its statutory duties. Any development of the land or any other action that unacceptably hindered the exercise of those rights would be unlawful. The provisions contained in Section 185 of the Water Industry Act 1991 state that where it is reasonable to do so, a person may require the water supply undertaker to alter or remove a pipe where it is necessary to enable that person to carry out a proposed change of use of the land. The provisions contained in Section 185 also require the person making the request to pay the full cost of carrying out the necessary works.
3. Ground levels over existing YWS apparatus are to be maintained. Sewers in highways will **generally** be laid to give 1200mm of cover from finished ground level working to kerb races, other permanent identification of the limits of the road or to an agreed line and level. Substantial increases or decreases to this 1200mm depth of cover will result in the sewer being re-laid at your expense. Water mains and services will **generally** be laid with a minimum of 750mm depth of cover however some mains and services usually those installed over 50 years ago may have less ground cover.
4. If surface levels are to be decreased / increased significantly the effects on existing water supply apparatus will be carefully considered and if any alterations are necessary, the costs of the alterations will be recharged to you in full. Outlets on fire hydrants must be no more than 300mm below the new levels and all surface boxes must be adjusted as part of the scheme.
5. To enable future repair works to be carried out without hindrance; any pipe, cable, duct, etc. installed parallel to a water main or service pipe should not be installed directly over or within 300mm of a water main or service pipe or 1000mm of a waste water asset. Where a pipe, cable, duct, etc. crosses a main or service it should preferably cross perpendicular or at an angle of no less than 45° and with a minimum clearance of 150mm. These requirements apply to activities within an existing highway and are relevant to the installation of pipes, cables, ducts, etc. up to and including 250mm in diameter (*see illustration below*). Necessary protection measures for installations greater than 250mm in diameter and/or in private land will need to be agreed on an individual basis. Installations within a new development site must comply with the National Joint Utilities Group publication Volume 2: NJUG Guidelines On The Positioning Of Underground Utilities Apparatus For New Development Sites.
6. All excavation works near to YW apparatus should be by hand digging only.
7. Backfilling with a suitable material to a minimum 300mm above YW apparatus is required.
8. Adequate support must be provided where any works pass under YW apparatus.
9. Jointing chambers, lighting columns and other structures must be installed in such a way that future repair or maintenance works to YW apparatus will not be hindered.
10. Apparatus such as; railings, sign posts, etc. must not be placed in such a way that they prevent access to or full operation of controlling valves, hydrants or similar apparatus. YWS surface boxes must not be covered or buried. Any adjustment, alteration or replacement of manhole covers must be agreed on site prior to the commencement of the works with a YWS Inspector who may be contacted via our Call Centre on 0845 124 24 24.
11. Explosives shall not be used within 100 metres of any Yorkshire Water Services apparatus or installations.
12. Vibrating plant should not be used directly over any apparatus. Movement or operation by vehicles or heavy plant is not to be permitted in the immediate vicinity of YWS plant or apparatus unless there has been prior consultation and, if necessary, adequate protection provided without cost to YWS.
13. **Under no circumstances** should thrust boring or similar trenchless techniques commence until the actual position of the Company's mains/services along the proposed route have been confirmed by trial holes.
14. Any alterations to the highway should be notified following the procedures outlined in the New Road and Street Works Act 1991 Code of Practice; Measures Necessary Where Apparatus Is Affected By Major Works (Diversions Works).

15. You will be held responsible for any damage or loss to YWS apparatus during and after completion of work, caused by yourselves, your servant or agent. Any damage caused or observed to YWS plant or apparatus should be immediately reported to YWS. Should YW incur any costs as a result of non-compliance with the above, all costs will be rechargeable in full.
16. You should ensure that nothing is done on the site to prejudice the safety or operation of YWS employees, plant or apparatus.
17. In accordance with the New Roads and Street Works Act 1991, Chapter 22, Part 3, Section 80. The location of any identified YW asset "*which is not marked, or is wrongly marked, on the records made available* " should be communicated back to Yorkshire Water. The location of the apparatus should be identified on copies of the supplied plans which should be returned to Yorkshire Water (Asset Records Team) with photographic supporting evidence where possible.
18. The Government has decided that responsibility for private sewers serving two or more properties and lateral drains (the section of pipe beyond the boundary of a single property, connecting it to the public sewer) will be transferred to the water companies on Oct 1 2011. Private pumping stations will also transfer during the period 1 October 2011 – 1 Oct 2016. Records of these assets may not yet be shown on the existing mains record drawing(s). If you encounter any of these assets you must inform Yorkshire Water Services Ltd (YWS).
19. Please note that the information supplied on the enclosed plans is reproduced from Ordnance Survey material with the permission of the Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Licence Number 1000019559.
20. This information is for guidance only and the position and depth of any YW apparatus is approximate only. Likewise, the nature and condition of any YW apparatus cannot be guaranteed. YW has no responsibility for recording the locations of privately owned apparatus. As of 1 October 2011, there may be some lateral drains and/or public sewers which are not documented on YW records but may still be present. For the avoidance of doubt, this information is not a substitute for appropriate professional and/or legal advice. YW accepts no responsibility for any inaccuracy or omissions in this information. The actual position of YW apparatus must be determined on site by excavating trial holes by hand. YW requires a minimum of two working days' written notice of the intention to excavate any trial holes before any excavation can be undertaken. If there are any queries in this respect please contact Yorkshire Water on 0345 124 24 24.

Property Identifier

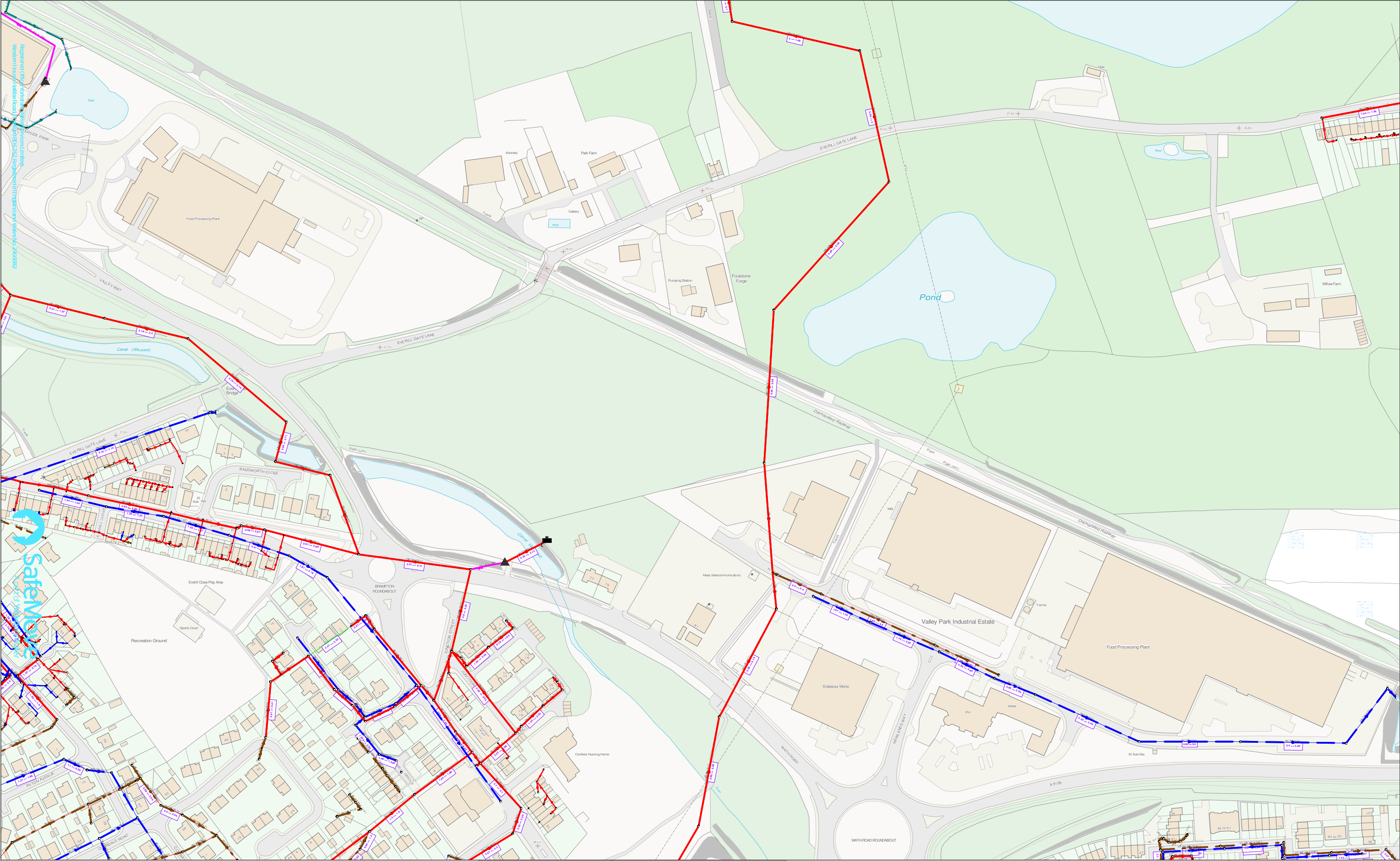


Sewer Legend

	Combined Sewer		S24 Combined Sewer
	Surface Water Sewer		S24 Surface Water Sewer
	Foul Sewer		S24 Foul Sewer
	Section 104 Sewer		Rising Main
	Overflow		Abandoned Sewer
	Syphon Sewer & Vacuum Sewer		
	Pumping Station		Public Sewer Treatment Works

Water Legend

	Water Main 4" and below
	Water Main 4" and above
	Raw Water Main
	Private Water Main
	Fire Hydrant
	Pumping Station



440723 : 402284		Map Name : SE4002SE	Title	Partial Key	
		Yorkshire Water, PO Box 500, Halifax Road, Bradford BD6 2LZ Contact Name : S Edon Contact Tel :	Notes	Foul Sewer = F Combined Sewer = C Surface Water Sewer = SW Trade Sewer = TD Partially Separate = PS	
			(Ody) COPYRIGHT STATEMENTS: Reproduced by permission of Ordnance Survey on behalf of HMSO © Crown copyright and database 2014. All rights reserved Ordnance Survey Licence number 100022432	This plan is furnished as a general guide only and no warranty as to its correctness is given or implied. This plan must not be relied upon in the event of excavations or other works made in the vicinity of public sewers. No house or property connections are shown.	
				Date Req : 11/09/2018, 14:53:19	Date Gen : 11/09/2018, 14:53:36
				Source : Sewer Network Enquiry	

