

**Head of Planning and Transportation  
Service  
Barnsley Metropolitan Borough Council  
PO Box 604  
Barnsley  
S70 9FE**

**Your Ref: 2025/1040  
Our Ref: A/03442**

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

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planningconsultation@yorkshirewater.co.uk**

**9th January 2026**

Dear Sir/Madam,

**School Bungalow, Worsbrough Bank End Primary School, Underwood Avenue, Worsbrough Dale, Barnsley, S70 4AZ - (BARNS) - Demolition of the existing bungalow to create additional car park spaces and school forest garden, including associated landscaping works**

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

**Waste Water**

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:

**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 sewerage undertaker. 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 statutory sewerage undertaker.**

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



YorkshireWater

1.) The drainage details submitted on drawing 'Drainage Strategy Plan' 25135-BGC-PL-01 dated 04/09/25 that has been prepared by Banners Gate requires amendments, but if planning permission is granted, the matter can be dealt with via condition. The following point(s) should be addressed:

a.) evidence should be submitted to show that other (than discharge to public sewer) means of surface water disposal have been considered and why they have been discounted

2.) On the Statutory Sewer Map, there is a 225 mm diameter Yorkshire Water maintained disposal main recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme.

a.) It may not be acceptable to raise or lower ground levels over the sewer and we will not accept any inspection chambers on the sewer to be built over.

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

3.) The developer is proposing to discharge surface water to public sewer however, sustainable development requires appropriate surface water disposal.

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

b.) The developer and LPA are strongly advised to seek comments on surface water disposal from other drainage bodies as further restrictions may be imposed.

c.) As a last resort, and upon receipt of satisfactory evidence to confirm the reasons for rejection of other methods of surface water disposal, curtilage surface water may discharge to public surface water sewer (which is to be confirmed as an outfall. Surface water d.) may discharge to the public surface water sewer at an unrestricted rate (10% betterment coming from the reduction in the impermeable area.)

e.) The developer will be required to provide evidence of existing positive drainage to a public sewer from the site to the satisfaction of Yorkshire Water and the Local Planning Authority by means of physical investigation. On-site attenuation, taking into account climate change, will be required before any discharge to the public sewer network is permitted.

Yours faithfully

**Reuben Thornton**  
**Town Planning Team**

