

Your ref: N008409
Our ref: AMF/4482/lf.yw.mg.20120712.1

12th July 2012

5 John Charles Way
Leeds, LS12 6QA

For the attention of Matthew Gibson

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Land & Planning
Yorkshire Water Services Ltd
PO Box 500
Western House
Western Way
Halifax Road
Bradford
BD6 2LZ

Dear Matthew

**Phoenix Works – Saville Lane, Thurstone, Barnsley
Erection of new 3 storey office building and associated car parking**

Further to our recent discussion I enclose herewith a copy of the following report;

JPG Drainage & Flood Risk Statement (Ref: AMF/4482.v2)

I would advise the following in response to your letter dated 5th July 2012 to Barnsley MBC;

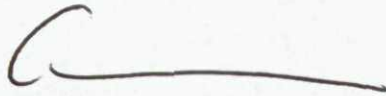
- The proposed surface water drainage will discharge to the existing private drainage system which ultimately outfalls to the River Don on the southern boundary.
- It is proposed to divert the existing 225 diameter public combined sewer that traverses the site around the proposed building to ensure the 3m stand off distance is maintained. The diversion will be carried out under a Section 185 agreement with Yorkshire Water.

A drainage layout plan is provided in Appendix E of the report, identifying the above information.

I trust the enclosed information will allow you to pass positive comments to the Barnsley MBC planning department and allow Yorkshire Waters objection to be removed.

If you require anything further, then please do not hesitate to get in touch.

Yours sincerely



Andrew Fairburn

For and on behalf of JPG (Leeds) Limited

cc. Humpreys Teal – N.Teal (letter only)
Howell Goodfellow – E.Howell (letter only)
Barnsley MBC (Planning & Regulatory Services) – A.Burton (ref: 2012/0679)

Enc

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