YorkshireWater

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For the attention of Darren Linklater.

Your Ref:
Our Ref: P016998 /KJL

For telephone enquiries ring:
Kevin Leaver on 0845 120 8482

28th November 2013

Dear Sir,

Wilthorpe Road, Barnsley - Pre-Planning Sewerage Enquiry on P260996

Thank you for your recent enquiry. Our charge of £89.00 (plus VAT) will be added to your account with us, reference MMI096. You will receive an invoice for your account in due course. Please find enclosed a complimentary extract from the Statutory Sewer Map which indicates the recorded position of the public sewers. Note well that as of October 2011 and the private to public sewer transfer, there are many unchartered Yorkshire Water assets 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:

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 crossing Wilthorpe Road, at a point adjacent to the south-east of the site.

Many previously private drains and sewers became public and the responsibility of Yorkshire Water on 1 October 2011. There may be unchartered public sewerage within and/or nearby the site. You should carry out your own site survey to establish if any is present. Please telephone Developer Services on 0845 120 8482 for guidance, if needed.

From the information supplied, it is not possible to determine if the whole site will drain by gravity to the public sewer network. If the site, or part of it, will not drain by gravity, then it is likely that a sewage pumping station will be required to facilitate connection to the public sewer network. If sewage pumping is required foul water discharge must not exceed 8 (eight) litres per second.

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.

Where appropriate, soakaways, swales and infiltration trenches (SUDS) may be adopted as part of the public sewer network. Further information may be seen in the DEFRA publication 'Interim Code of Practice for Sustainable Drainage Systems' (ISBN 0-86017-904-4). If the developer is considering adoption of SUDS they should contact our Developer Services Team on 0845 120 84 82.

The local public sewer network does not have capacity to accept any discharge of surface water from the proposal site. The developer is advised to contact the Environment Agency/local Land Drainage Authority/Internal Drainage Board (Danvm Drainage Commissioners) with a view to establishing a suitable watercourse for discharge.

It is understood that a watercourse is located within site. This appears to be the obvious place for surface water disposal if SUDS is not viable.

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/IDB, with regard to surface water disposal from the site.

Prospectively adoptable sewers and pumping stations must be designed and constructed in accordance with the WRc publication "Sewers for Adoption - a design and construction guide for developers" 6th Edition as supplemented by Yorkshire Water's requirements, pursuant to an agreement under Section 104 of the Water Industry Act 1991. An application to enter into a Section 104 agreement must be made in writing prior to any works commencing on site. Please contact our Developer Services Team (telephone 0845 120 84 82) for further information.

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 right of connection to the public sewer network. No land drainage to be connected/discharged to public sewer.

As a last resort, highway drainage may be accepted under certain circumstances. If it can be demonstrated, through satisfactory evidence, that SUDS are not a viable option, there are no watercourses or highway drains available and if capacity is available within the public sewer network, highway drainage discharges to the public sewer network may be permitted. In this event, the developer may be required to enter into a formal agreement with Yorkshire Water Services under Section 115 Water Industry Act 1991 to discharge non-domestic flows into the public sewer network.

Any new connection to an existing public sewer will require the prior approval of Yorkshire Water. You may obtain an application form from our website (www.yorkshirewater.com) or by telephoning 0845 120 84 82.

The above comments are based upon the information and records available at the present time. 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 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

Kevin Leaver

Kevin Leaver
for : Developer Services Team