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Head of Planning and Transportation
Service
Barnsley Metropolitan Borough Council
PO Box 604
Barnsley
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Your Ref: 2016/0090
Our Ref: S002569

15th March 2016

Dear Sir/Madam,

Land North of Barnsley Road, Goldthorpe, Rotherham - Erection of a retail unit (Use Class A1) with car parking, landscaping and associated works

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

The Flood Risk Assessment and Drainage Statement (prepared by 3e Consulting Engineers Ltd - Report 14013 dated January 2016) is **not** satisfactory to Yorkshire Water as currently shown. Yorkshire Water have dealt with the larger overall site recently under planning application no. 2014/1020, and it was agreed that the whole site could drain to the public surface water sewer at no more than 5 l/s. Therefore, in order to achieve this agreed restriction this proposed building will need to pass through the same surface water storage/ flow control arrangement to ensure that surface water discharge **from the whole site does not exceed 5 (five) litres per second**. The report should be updated to reflect this.

If planning permission is to be granted, the following conditions should be attached in order to protect the local aquatic environment and YW infrastructure:

No development shall take place until details of the proposed means of disposal of surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the local planning authority. Furthermore, unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.
(To ensure that no surface water discharges take place until proper provision has been made for its disposal)

Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.
(In the interest of satisfactory drainage)

Drainage

SURFACE WATER - Surface water run-off from communal parking (greater than 800 sq metres or more than 50 car parking spaces) and hardstanding must pass through an oil, petrol and grit interceptor/separator of adequate design before any discharge to the public sewer network.

Roof water should not pass through the traditional 'stage' or full retention type of interceptor/separator. It is good drainage practice for any interceptor/separator to be located upstream of any on-site balancing, storage or other means of flow attenuation that may be required.

The public sewer network is for domestic sewage purposes. Land and highway drainage have no right of connection to the public sewer network.

Water Supply

A water supply can be provided under the terms of the Water Industry Act, 1991.

Yours faithfully

Zaffer Fayyaz
Planning & Development