



YorkshireWater

**Head of Planning and Transportation Service
Barnsley Metropolitan Borough Council
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**Yorkshire Water Services
Developer Services
Sewerage Technical Team
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**Your Ref: 2026/0259
Our Ref: B/00973**

16th April 2026

Dear Sir/Madam,

Oak Tree Cottage, 1C Chapel Lane, Billingley, Barnsley, S72 0HZ - (BARN) - Demolition of existing dwelling (retrospective). Erection of 1no. detached dwelling with integral garages (Custom/Self-Build)

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:

**The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.
(In the interest of satisfactory and sustainable drainage)**

**No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.
(To ensure that the site is properly drained and in order to prevent overloading, surface water is not discharged to the public sewer network)**

1.) It is noted from the submitted planning application that surface water is proposed to be drained to soakaway - Yorkshire Water fully endorse this means of surface water disposal.

Yours faithfully

**Reuben Thornton
Town Planning Team**

