



YorkshireWater

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**Your Ref: 2024/0122
Our Ref: A000951**

15th March 2024

Dear Sir/Madam,

Land north of Hemingfield Road, Hemingfield, Barnsley – Outline planning application for demolition of existing structures and erection of residential dwellings with associated infrastructure and open space. All matters reserved apart from access into the site

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

Water Supply

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

1.) Mapping shows 8 inch Cast Iron main is shown on site fringes where primary entrance is formed – this appears unlikely to be affected, by the development.





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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:

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)

No development shall take place until details of the proposed means of disposal of foul water drainage for the whole site, including details of any balancing works, off-site works and phasing of the necessary infrastructure, have been submitted to and approved by the Local Planning Authority. Furthermore, unless otherwise approved in writing by the Local Planning Authority, no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.

(To ensure that no foul water discharges take place until proper provision has been made for their disposal)

No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public sewer i.e. a protected strip width of 6 metres, that crosses the site. Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

(In the interest of public health and maintaining the public sewer network)

No new tree planting, shall be permitted over or within 5.0 (five) metres either side of the centre line of the sewer(s), which cross the site.

(In order to protect the structural integrity of the pipe from tree root infestation)





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1.) The submitted 'Flood Risk Assessment' (version 1.2) prepared by Weetwood, dated 06/02/24 is acceptable.

In summary, the report states that

- a.) Foul water will discharge to public combined water sewer
- b.) Surface water will discharge to soakaway

2.) The layout and landscaping details submitted on drawing 'Illustrative Masterplan' 2344.01 (revision C) dated December 2023 that has been prepared by Sten, require amendments, but if planning permission is granted, the matter can be dealt with via condition. The following point(s) should be addressed:

- a.) the submitted drawing appears to show new tree planting within 5 metres and over the public sewer network.
- b.) the submitted drawing should show the site-surveyed position of the public sewer crossing the site
- c.) the submitted drawing should show the required building, and tree planting stand-off from public sewer -- or an agreed alternative scheme

2.) On the Statutory Sewer Map, there is a 300mm diameter public combined water sewer 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, a stand-off distance of 3 (three) metres is required at each side of the sewer centre-line and it may not be acceptable to raise or lower ground levels over the sewer, nor to restrict access to the manholes on the sewer.
- c.) In this instance, it would appear that the public sewer is unlikely to be affected by building-over proposals - however as the position of the 300mm combined sewer has not been plotted from site survey, this is not confirmed.
- d.) There should be no new tree planting within 5 metres of the public sewer network.
- e.) A proposal by the developer to alter/divert a public sewer will be subject to Yorkshire Water's requirements and formal procedure in accordance with Section 185 Water Industry Act 1991.

3.) 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.

- a.) Regarding the foul water proposals, the local public sewer network does not have adequate capacity available to accommodate the anticipated foul water discharge from this proposal directly adjacent to the site.





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b.) A robust build plan and start date is required, so we can undertake an internal (Yorkshire Water) network reinforcement study to determine the suitable point(s) of connection to the available network, along with the relevant timescales required for any upgrade work which we will facilitate.

4.) 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.

a.) The developer should note that further restrictions on surface water disposal from the site may be imposed by other parties. The developer is strongly advised to seek advice/comments from the Environment Agency/Land Drainage Authority/Internal Drainage Board with regard to surface water disposal from the site. The landowners' consent will be required for the construction of a new outfall structure. -

b.) As surface water from the site is not proposed to discharge to the public sewer network, no assessment of the capacity of the public sewers to receive surface water has been undertaken. Should the surface water disposal proposals change, further consultation with Yorkshire Water will be required.

5.) If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991), he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRC publication 'Code for Adoption – a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

Yours faithfully

Reuben Thornton
Developer Services Team

