

This matter is being dealt with by
Sachin Parmar

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Planning Department
Barnsley Council
PO Box 634
Barnsley
S70 9GG

Our ref: 1403654.1

09 April 2021

Dear Sir/Madam

Submission of Application for the Discharge of Condition 6 (Materials) and Condition 7 (Landscaping) of Planning Permission Ref: 2017/0587

Erection of split level part 2 storey/part 3 storey detached dwelling with partially exposed basement floor and associated areas of hard and soft landscaping including retaining walls.

At 86 Burton Road, Monk Bretton, Barnsley, S71 2AA.

1. On behalf of our client, Mr Simon Cooper we are pleased to submit this application to discharge Condition No.6 and Condition No.7 attached to permission ref: 2017/0587. The fee of £116.00 required to submit an application to discharge a condition has been paid via the Planning Portal.
2. This submission letter supports the application together with the following documents:
 - **Schedule of Materials**
 - **Landscaping Scheme Produced by JCA Limited**
 - **Landscape Plan Produced by JCA Limited**

3. Condition No.6 of planning permission ref: 2017/0587 reads as follows:

Condition No6: "Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design."

4. Our Schedule of Materials confirms the proposed colour and spec of external facing materials for the building. The dwelling in built form, will achieve a high standard of appearance and will contribute to the character of the area. We consider the "upon commencement" condition can be discharged.

5. Condition No.7 of planning permission ref 2017/0587 reads as follows:

Condition No.7: "Upon commencement of development, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Reason: In the interests of the visual amenities of the locality."

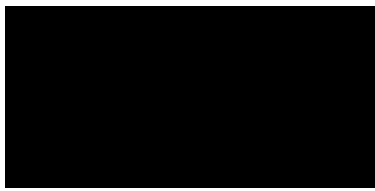
6. The Landscaping Scheme and Landscaping Plan clarifies details of new trees and shrubs to be planted at the development site. New planting and greenery will provide a setting for the building and contribute positively upon the visual amenities of the local area. We consider that the requirements of the "upon commencement" condition can be discharged.

7. We would invite the Local Planning Authority to conclude that the conditions should be discharged and that there are no material considerations which

would otherwise prevent the Local Planning Authority from coming to this conclusion.

8. We look forward to confirmation of receipt and validation of the application and enclosed application fee. If there are any queries pursuant to this letter or the attached documentation, then please do not hesitate to contact either Sachin Parmar or Brian Mullin at this office.

Yours Sincerely,



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