



BARNSELEY
Metropolitan Borough Council

**Planning & Building Control Service
Development Management
Westgate Plaza
PO Box 634, Barnsley, S70 9GG
Head of Service: Joe Jenkinson**

Mr Alistair Flatman
Alistair Flatman Planning
West End Grove
Horsforth
Leeds LS18 5JJ

My Ref: 2021/0765
Your Ref:
Date: 23rd November 2021
Enquiries to: Hannah Andrew
Direct Dial: 01226 775752
E-Mail: hannahandrew@barnsley.gov.uk

Dear Mr Flatman,

Discharge of conditions 3 (boundary treatment), 4 (materials), 5 (broadband), 7 (Ecology), 8 (drainage), 14 (landscaping), 15 (trees), 16 (highway details), and 21 (construction method statement) for application 2021/0315 (Refurbishment of public house and development of 9 dwellings)

Fountain Inn, Wellthorne Lane, Ingbirchworth, Sheffield, S36 7GJ

Thank you for your application to discharge condition relating to application 2021/0315.
I can confirm the following:

The boundary treatments as shown on the Soft Landscaping Proposals Planting Plan and Planting Schedule ref: 16668-LD-01 and Acoustic Fencing ref: 19D43-FBA-ZZ-XX-DR-A-9601-P01 area acceptable.

The Materials, being natural course stone and grey concrete interlocking tiles as submitted by Farrar Bamforth Associates (ref: 19/D43) are acceptable;

The connection to Open reach Ultra-Fast Broadband is acceptable;

The information provided on the Soft Landscaping Proposals Planting Plan and Planting Schedule ref: 16668-LD-01 and Soft Landscaping Proposals Outline Specification and Maintenance Schedule ref: 16668-LD-02 are acceptable where they relate to ecological mitigation;

The Drainage Layout ref: 44471/012 rev A and Plot Drainage Plans ref: 44371/010 rev A and 44371/013 rev A are agreed as is the surface water discharge rate of 8 (eight) litres per second. This is therefore sufficient to discharge condition 8:

The information provided on the Soft Landscaping Proposals Planting Plan and Planting Schedule ref: 16668-LD-01 and Soft Landscaping Proposals Outline

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Specification and Maintenance Schedule ref: 16668-LD-02 are acceptable in relation to hard and soft landscaping;

The Arboricultural Method Statement Ref: 200603 MS is acceptable;

Highways have confirmed the engineering drawings submitted with the S38 application have been given technical approval and therefore condition 16 can be discharge.

Finally, construction Phase Plan by Conroy Brook is acceptable;

On the bass of the above conditions 3 (boundary treatment), 4 (materials), 5 (broadband), 7 (Ecology), 8 (drainage), 14 (landscaping), 15 (trees), 16 (highway details), and 21 (construction method statement) for application 2021/0315 (Refurbishment of public house and development of 9 dwellings) are formally discharged.

Please note that the application must be delivered in accordance with the agreed details.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Hannah Andrew', with a stylized flourish at the end.

Hannah Andrew

For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement