



**Development Management
Regeneration and Culture, Growth and Sustainability
PO Box 634, Barnsley, S70 9GG**

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Ref: 2024/0385
Date: 05/07/2024
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Dear Mr Blackburn,

Description: Discharge of conditions 3 (materials), 4 (levels), 5 (means of enclosure) and 6 (landscaping) relating to 2022/0223 (Erection of 1no detached two storey dwelling with detached garage)

Location: 7A Claycliffe Avenue, Redbrook, Barnsley, S75 1HJ

I received a discharge of conditions application relating to application 2022/0223 which was for 'Erection of 1no detached two storey dwelling with detached garage';

Condition 3 states;

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 Local Plan Policy D1 High Quality Design and Place Making.

Condition 4 states;

Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority:

- Finished floor levels of all buildings and structures
- Road levels;
- Existing and finished ground levels.

Thereafter the development shall proceed in accordance with the approved details.

Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D, High Quality Design and Place Making.

Condition 5 states;

Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.

Condition 6 states;

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 and in accordance with Local Plan Policy BIO1 Biodiversity.

Plans and elevations (MCG005 Dwg No. 002 & MCG006 Dwg Nos. 002 & 003) showing materials, boundary treatments, levels, landscaping and planting have been submitted with the application as well as photos. The details provided with the above are sufficient and coherent with the approved plans which were deemed acceptable therefore conditions 3, 4, 5 and 6 can be discharged.

It should be noted however that condition 7 will also need to be complied with as it appears as though the trees planted are semi-mature specimens which have been dug up elsewhere and replanted rather than new nursery stock as would usually be expected. Even when done using the correct methodology relocating trees results in losses with the vast majority failing. From the photo provided the trees look in very poor health and as such it is highly likely that they will need replacing within the 5 year period.

Condition 7 states;

All in curtilage planting, seeding or turfing comprised in the approved details of landscaping shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

If you require anything further, please do not hesitate to contact me.

Yours Sincerely

Matthew Marsden, BA(Hons), MSc
Planning Officer