mboothdesign
architectural design and building consultants

Planning Department
Barnsley MBC
PO Box 634
Barnsley
South Yorkshire
S70 9GG

Ref 19.38

27 May 2021

FAO Elaine Ward

Dear Elaine

Re: **Erection of 8 Dwellings Land at (Folly Way) Cross Street Monk Bretton**
Ref: 2020/0113 (Reserved matters to Outline Application ref: 2017/0352)

This letter accompanies a Planning application for discharge of conditions in relation to the above Reserved Matters Application.

Condition 3 – Engineering Details
Details of roads and drainage details are included on the Engineers drawings and reports ref:

- Drainage Report – Monk Bretton
- Highway Soakaway – Monk Bretton
- YH743-1D External Works
- YH743-2C Drainage Plan
- YH743-3B Longsections-Schedules
- YH743-4B Typical Sewer Details
- YH743-5B Typical Highway Details
- YH743-6B Typical Drainage – Drives
- YH743-7B Contributing Areas – Flood Routing

The applicant has contacted the council with a view to designing the street lighting as suggested in Informative 9. We await a response but if this could be handled as part of this application, we would be grateful.

Condition 4 – Vehicle Charging Points
All 8 charging points can be wall mounted to the residents dwelling and take a supply from their main consumer unit. Charges will be installed as part of the main works by an approved electrical contractor using 7.5kVa charger points to the total schedule for each dwelling [60kVa for the total development]. Suggested locations for charger points have been shown on drawing ref WD1 Rev A Site Plan.

Condition 5 – Cycle Storage
We have requested details of what is required by the council in terms of cycle storage. They have been unable to provide any specific details. Seven of the eight dwellings have garages that are sized to suit the requirements of the SYRDG with internal dimensions of at least 3.0m wide and 6.5m long. These are sufficiently larger than a family car to allow cycle

storage with the garages. Additionally, all houses have good sized gardens that are capable of accommodating a cycle shelter in the form of a lean-to shelter against the side walls of garages, if necessary.

Condition 13 – Tree Protection
An arboricultural Method Statement has been prepared by James Royston and a copy of his report is included with the application documents. It suggests that the only protection required is to the site perimeter and site security hoardings will be erected along this western boundary that will double in providing the necessary tree protection.

Yours sincerely



MJ Booth
MBooth Design Ltd