

FAO:

Development Management
Barnsley Metropolitan Borough Council
PO Box
Barnsley
S70 9GG

Site Address:

Land south of Coniston Avenue, Darton, Barnsley,

Planning Permission: 2024/0698

Description: Erection of 39no. dwellings and associated infrastructure and open space

Date: 4th February 2026

RE: Application to Discharge Planning Conditions 7, 8, 9, and 13

Dear Sir / Madam,

On behalf of the developer, Ben Bailey Homes, I hereby submit an application to discharge Conditions 7, 8, 9, and 13 attached to planning permission 2024/0698 for the above property.

Condition 7 – Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

The statement shall provide for:

- i. The parking of vehicles of site operatives and visitors*
- ii. Means of access for construction traffic*
- iii. Loading and unloading of plant and materials*
- iv. Storage of plant and materials used in constructing the development*
- v. Measures to prevent mud/debris being deposited on the public highway.*

Reason: In the interests of highway safety in accordance with Local Plan Policy T4

Please find enclosed a Construction Method Statement, prepared to fully comply with condition 7. This Construction Method Statement (CMS) has been prepared to discharge the planning condition requiring details of construction site management in the interests of highway safety, in accordance with Local Plan Policy T4.

Condition 8 – Condition Survey of Adopted Highway

No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken.

The statement shall provide for:

- i. A plan to a scale of 1:1250 showing the location of all defects identified*
- ii. A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.*

On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety in accordance with Local Plan Policy T4.

Please find enclosed an existing highways condition survey, prepared to comply with condition 8 with a site inspection carried out by Haigh Huddleston Associates Ltd. and BMBC Highways along with a defect location plan. Document references:

- 8080L004 Road Condition Survey
- BBH-001-P01 Road Condition Layout
- BBH-002-P01 Road Condition Layout

Condition 9 – External Works Design

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 Policies D1 High Quality Design and Place Making and GD1 General Development

Please find enclosed proposed External Works Design [drawing ref: 8080-21B External Works Plan] showing existing levels, finished floor levels and finished ground and external levels.

Condition 13 – Construction Environmental Management Plan

No development (including construction, land raising and demolition if required) shall be carried out other than in accordance with a Construction Environmental Management Plan (CEMP) that is first submitted to, and approved by, the local planning authority. The CEMP is expected to include measures to control noise and dust.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Please find enclosed a CEMP which includes the management of noise and dust along with steps to minimise any effects on local residents to fully comply with Condition 13.

Schedule of submitted documents

For clarity, the following documents are enclosed in support of this application:

- Construction Method Statement (CMS) – Condition 7
- 8080L004 Road Condition Survey – Condition 8
- BBH-001-P01 Road Condition Layout – Condition 8
- BBH-002-P01 Road Condition Layout - Condition 8
- 8080-21B External Works Plan – Condition 9
- Construction Environmental Management Plan (CEMP) – Condition 13

We respectfully request that Conditions 7, 8, 9 and 13 attached to planning permission 2024/0698 are formally discharged at your earliest convenience.. Should you require any further information or clarification in respect of this submission, please do not hesitate to contact me.

Yours faithfully,
Elenya McCue
Commercial Director



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