



CONDITION 5

nominal 1.8m high feather edge fence panels where indicated to site perimeter and between individual plots

CONDITION 9 - SURFACE WATER DRAINAGE

It is proposed to direct rainwater discharge from the dwellings to soakaways in the rear gardens.

PLOT 1	PLOT 5
Impermeable area 144m ² + 22m ² garage = 166m ²	Impermeable area 144m ² + 50m ² garage = 194m ²
Soakaway volume 166 x (50/3000) = 2.76m ³	Soakaway volume 194 x (50/3000) = 3.23m ³
Crates volume 1 x 0.5 x 0.4m = 0.2m ³	Crates volume 1 x 0.5 x 0.4m = 0.2m ³
15 x 0.2 = 3.6m ³	18 x 0.2 = 3.6m ³
Allow 95% voids ratio = 2.85m ³ - OK	Allow 95% voids ratio = 3.42m ³ - OK
15no. crates required.	18no. crates required.

PLOTS 2, 3 & 4

Impermeable area = 111m²

Soakaway volume 111 x (50/3000) = 1.85m³

Crates volume 1 x 0.5 x 0.4m = 0.2m³

10 x 0.2 = 2.0m³

Allow 95% voids ratio = 1.90m³ - OK

10no. crates required.

SOIL TYPE

According to UKSO mapping, the site lies within an area of slowly permeable seasonally wet acid loamy and clayey soil

CONDITION 16
Refer to drawing no. 985/03 for tree protection measures

CONDITION 6
A duct is to be provided to each dwelling up to a termination point for the installation of a minimum 1 gigabit electronic communications network. The developer will enter into contract with a broadband provider to install the supply which will be transferred to the occupier upon completion of the sale.

- ▲ EV CHARGING POINT
- +38.79 EXISTING LEVEL
- +38.20 PROPOSED LEVEL

Land to rear of
Lesmond Crescent
BARNSLY S72 0EZ

**DISCHARGE OF CONDITIONS
3,5,6,9,11,15 & 16**

Date: Mar.2025 Scale: 1.200

Dwg. No. 895/01 Rev. A

CIAT
CHARTERED PRACTICE

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0 2 4 6 10 15 20m

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