



**Growth and Sustainability  
Regeneration and Culture  
Planning and Building Control**

Ref: 2026/0294  
Date: 14<sup>th</sup> October 2026  
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Dear White Agus Ltd

**RE: Discharge of conditions 4, 5, 6, 8, 16, 17, 18, 20 and 21 of application  
2022/0321: Erection of 4no detached dwellings and associated works.**

Thank you for submitting an application for the discharge of conditions 4 (Levels), 5 (Boundary Treatments), 6 (Broadband), 8 (Drainage), 16 (Dust Management), 17 (Noise Management), 18 (Coal Mining), 20 (Tree Protection) and 21 (Hard and Soft Landscaping) of application 2022/0321.

Please note that permission **2022/0321 has now lapsed**, with the planning permission expiring on 21<sup>st</sup> June 2026. Given that a number of these conditions relate to the heart of the permission, the Local Planning Authority confirms that the planning permission ref: 2022/0321 **has not lawfully been implemented**. Whilst the following conditions can be considered as discharged this does not mean that the permission can be lawfully implemented.

**We confirm that the information provided was satisfactory and the following conditions are discharged in FULL:**

**CONDITION 4 – DISCHARGED IN FULL**

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
- Gradient details of the rear garden for each respective plot

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.

**Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently**

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**remedied at the expense of the developer in interests of highway safety as per Local Plan Policy T4.**

*Sufficient information has been submitted which satisfies the requirements of the above condition. This condition can therefore be discharged in full subject to strict accordance with the submitted details.*

#### CONDITION 5 – DISCHARGED IN FULL

Upon commencement of development a plan indicating the position of boundary treatment(s) (including retaining walls within the site) 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.**

*Sufficient information has been submitted which satisfies the requirements of the above condition. This condition can therefore be discharged in full subject to strict accordance with the submitted details.*

#### CONDITION 6 – DISCHARGED IN FULL

Upon commencement of development details of measures to facilitate the provision of high speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, 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 order to ensure compliance with Local Plan Policy I1.**

*The South Yorkshire Digital Infrastructure Team have confirmed that sufficient information has been submitted which satisfies the requirements of the above condition. This condition can therefore be discharged in full subject to strict accordance with the submitted details.*

#### CONDITION 8 – DISCHARGED IN FULL

No development shall take place unless and until full foul and surface water drainage details, including Yorkshire Water Permission to discharge, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

**Reason: To ensure the proper drainage of the area, in accordance with Local Plan GD1: General Development.**

*The Drainage Officer has confirmed that sufficient information has been submitted which satisfies the requirements of the above condition. This condition can therefore be discharged in full subject to strict accordance with the submitted details.*

#### CONDITION 16 – DISCHARGED IN FULL

Prior to any work commencing, the applicant shall submit to the Local Planning Authority for their approval a dust management plan detailing how they will control dust during construction. Once approved the applicant shall adhere to the dust management plan at all times.

**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.**

*The updated Construction Environment Management Plan (received 27/5/2026) has been reviewed by the Pollution Control Officer, who has confirmed that it sufficiently addresses how dust will be management during the construction period. The condition can therefore be discharged in full subject to strict accordance with the submitted plan.*

#### CONDITION 17 – DISCHARGED IN FULL

Prior to any work commencing, the applicant shall submit to the Local Planning Authority for their approval a noise management plan detailing how they will control noise during construction. Once approved the applicant shall adhere to the noise management plan at all times.

**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.**

*The updated Construction Environment Management Plan (received 27/5/2026) has been reviewed by the Pollution Control Officer, who has confirmed that it sufficiently addresses how noise will be management during the construction period. The condition can therefore be discharged in full subject to strict accordance with the submitted plan.*

#### CONDITION 18 – DISCHARGED IN FULL

No development shall commence until;

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

**Reason: To ensure land stability of the site.**

*The applicant has submitted a Coal Mining Risk Interpretation Report by Lyons CMC ref SI00357 dated 12th July 2024 which summarises the results of boreholes drilled across the site. The report concludes the site is underlain by intact coal and mining legacy risks are low. Both the Mining Remediation Authority and SYMAS are satisfied that the issue of the potential for coal mining legacy to affect the proposed development has now been adequately investigated and the condition can therefore be discharged in full.*

## CONDITION 20 – DISCHARGED IN FULL

No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan
- Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved details and the tree protection fencing shall be installed in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

**Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.**

*The Forestry Officer has reviewed the submitted Arboricultural Method Statement and confirms that the version received 2/9/2026 satisfies the requirements of the above condition. The condition can therefore be discharged in full subject to strict accordance with the submitted document.*

## CONDITION 21 – DISCHARGED IN FULL

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, 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. The approved landscaping details shall be implemented prior to the occupation of the buildings.

**Reason: In the interests of the visual amenities of the locality.**

*The Forestry Officer has reviewed the submitted Landscaping Plan and confirms that the Revision A received 6/10/2026 satisfies the requirements of the above condition. The condition can therefore be discharged in full subject to strict accordance with the submitted document.*

*Jessica Duffield*

Senior Planning Officer (Inner Area Team)

For and on behalf of

Development Management

Garry Hildersley

Head of Service for Planning, Policy and Building Control

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