

Sent: Thursday, June 20, 2024 4:48 PM
To: DevelopmentControl & DevelopmentManagement <DevelopmentControl@barnsley.gov.uk>; Willows, Helen (PLANNING OFFICER) <HelenWillows@barnsley.gov.uk>
Cc: [REDACTED]
Subject: Barnsley YMCA - Pre Commencement Conditions Application Ref: 2023/1130

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Good Afternoon BMBC,

RE: Barnsley YMCA, Submission of pre commencement conditions associated with Application Ref: 2023/1130

Please accept this email and the contents therein to discharge the pre commencement conditions relating to this proposal. The relevant plans, documents, and information required close out the pre-commencement conditions are as follows:

3	<p>The development authorised by this permission shall not begin until a scheme for off site tree planting has been submitted to and approved in writing by the local planning authority. The scheme shall include the quantity of replacement trees, together with the species, location of planting, height of the replacement trees and timetable for implementation. Thereafter the approved scheme shall be implemented in full.</p> <p><i>Reason: In the interests of securing appropriate replacement tree planting in the vicinity and in accordance with Local Plan Policies D1 High Quality Design and Place Making and BIO1 Biodiversity and Geodiversity.</i></p>	Pre-commencement	<p>This will be dealt with by BMBC internal transfer of funds on a 3 for 1 tree replacement basis at one of the following sites:</p> <ul style="list-style-type: none"> ● Warren Quarry ● California POS ● Measbro Dyke ● Dearne Valley CP ● Old St Georges church yard. <p>See attached email from parks supervisor.</p> <p>There will also be a new tree proposed onsite as per the original planning permission.</p>
4 (PART 1)	<p>No development shall commence before details of tree protection fencing have been submitted to and approved in writing by the Local Planning Authority. The approved fencing shall be installed before 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.</p> <p><i>Reason: To safeguard existing trees, in the interest of visual amenity.</i></p>	Pre-commencement	See attached arboricultural method statement.
5	<p>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.</p> <p><i>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</i></p>	Pre-commencement	Please see attached CEMP.
6	<p>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 statement shall include but not be restricted to:</p> <ol style="list-style-type: none"> i. Site working hours and delivery hours which should avoid peak hours ii. The parking of vehicles of site operatives and visitors iii. Any temporary access to the site iv. Loading and unloading of plant and materials v. Storage of plant and materials used in constructing the development vi. Arrangements to receive abnormal loads or unusually large vehicles vii. Methods of communicating the Construction Management Plan to the workforce, visitors and neighbouring residents and businesses viii. Measures to prevent mud/debris being deposited on the public highway. <p>The approved statement shall be adhered to throughout the construction period.</p> <p><i>Reason: In the interests of highway safety, in accordance with Local Plan Policy T4 New development and Transport Safety.</i></p>	Pre-commencement	Ditto above.
8	<p>Prior to the commencement of development, full details of soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs shall be submitted to and approved in writing by the Local Planning Authority</p> <p><i>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.</i></p>	Pre-commencement	Please see attached landscaping plans.
10 (PART 1)	<p>The proposed bicycle parking area shall be provided with bicycle stands as shall be agreed in writing by the LPA before development commences and the approved details shall be fully implemented before the development is brought into use and shall thereafter be retained.</p> <p><i>Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.</i></p>	Pre-commencement	Please see attached landscaping plans.
Pre-Commencement of the car park			
7 (PART 1)	<p>Notwithstanding submitted details, no works in relation to the proposed car park shall take place until a scheme to provide a new car parking layout has been submitted to and approved in writing by the Local Planning Authority. The scheme shall retain the two trees labelled 1 and 3 on the submitted tree survey. The scheme shall also detail appropriate porous or permeable surface materials for the car park. The agreed parking layout and surfacing shall be fully implemented in full before the development is brought into use and shall thereafter be made available for the manoeuvring and parking of motor vehicles and retained for that sole purpose at all times</p> <p><i>Reason: In the interests of safeguarding existing trees, in the interest of visual amenity and in the interests of securing a suitable car parking layout in the interests of highway safety and the free flow of traffic</i></p>	Pre-commencement of the car park	Please see attached landscaping plans.

Internal arrangement of paying this fee will be undertaken as per the main application.

Look forward to receiving confirmation so that a commencement onsite can take place. We are aiming to make a start onsite of 18 July in order to make the most of the summer YMCA quieter period. Your assistance achieving this for the benefit of the applicant and YMCA would be appreciated, apologies, I thought these had been issued prior by our planning consultant.

We hope that all the conditions have been thoroughly covered with our new proposals to expedite the close out.

Kind Regards,

