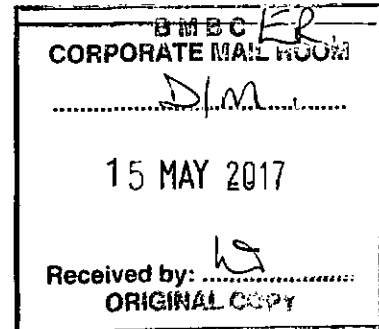


12th. May 2017

GARRY GREETHAM
Residential Design Consultant

FAO Mrs. Laura Bennett.
Planning Department,
Barnsley M. B. C.
Westgate Plaza,
P. O. Box 604,
Barnsley.

BY HAND



Dear Madam,

Re: Condition Discharge Application.

At: Lower Whitley Farm, Crow Edge, Sheffield.

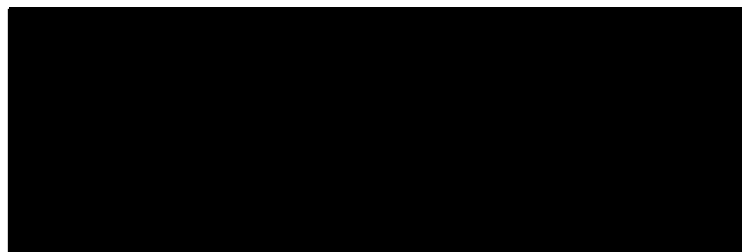
For: J. G. Pears Ltd.

Approval No: 2014 / 0919. Approval Date: 7th. November 2014.

On behalf of our mutual clients, please find attached cheque for the sum of £ 97-00, this being the required fee together with the information as stated below in connection with the recent project as per the above.

This information will hopefully enable the relevant conditions attached to the aforementioned Planning Approval, to be dispensed with, namely:

- Condition 1) Commencement within 3 years of approval date – Confirmed.
- Condition 2) Development in accordance with the approved plans as listed – Confirmed.
- Condition 3) Site Access – Please find attached brief location layout indicating the access point from the A616 and the provision of 3 No. passing bays along this access road.
Also confirm that that the gradient shall be 1:20 for a distance of at least 10m.



Westwood House
18 Carr Lane, Tankersley,
Barnsley, South Yorkshire S75 3BE
Telephone/Fax: 01226 746573
Mobile: 07786 062364

www.garrygreethamassociates.co.uk
e-mail: garry@garrygreethamassociates.co.uk

Member of the Chartered Institute of Architectural Technologists
Registered in England 5451918

Partners: G. G. Greetham & J. A. Greetham

- Condition 4) Please note that there will be an area stoned up as indicated adjacent the employees car parking, to allow for equipment to be provided (i.e. pressure washer powered via generator and water bowser) to ensure the cleaning of all wheels and bodies of the vehicles (as applicable) takes place – this to avoid any mud or waste being deposited on the adjacent A616 highway – confirm that such measures will be retained for the entire construction period.
- Condition 5) Please find attached a brief layout indicating the location of parking facilities for the employees vehicles (hatched green) including the storage of building materials and plant – confirm that such an area will be retained for the entire construction period.
- Condition 6) Any new external stone to the proposals shall match the existing building in terms of colour; general grain size; type of face dressing and the method of coursing including pointing – Confirmed.
- Condition 7) The pointing carried out shall be in lime mortar, flush faced to the stone and finished by brushing off to produce a slight recessed and rounded joint – Confirmed.
- Condition 8) There shall be no enlargement; improvement or other alterations which would be otherwise be permitted shall be carried out without prior written consent of the Planning Authority. Also no garages or other buildings shall be erected – Confirmed.
- Condition 9) The roof covering shall be reclaimed natural stone slate, laid in diminishing courses with pointed verges or where existing, gable copings – Confirmed.
- Condition 10) The windows to be Oak timber framed casements and recessed from the face of the building by min. 50mm and finished in dark brown stain – Confirmed.

Westwood House
18 Carr Lane, Tankersley,
Barnsley, South Yorkshire S75 3BE
Telephone/Fax: 01226 746573
Mobile: 07786 062364

www.garrygreethamassociates.co.uk
e-mail: garry@garrygreethamassociates.co.uk

Member of the Chartered Institute of Architectural Technologists
Registered in England 5451918

Partners: G. G. Greetham & J. A. Greetham

- Condition 11) Boundary Treatment – please find on the attached brief location layout, the approx. location of 1200mm high post and rail treated timber fencing to either side of the access driveway and to the areas surrounding the specified buildings.

This boundary treatment shall be completed before the buildings are occupied and to be retained thereafter – Confirmed.

- Condition 12) Confirm that no development shall place until the following details have been submitted and approved by the Local Authority:

- a) Foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% including a programme for implementation.

To confirm that the Foul water discharge shall be to the existing inspection chamber on site, this located within the existing driveway (if levels acceptable for such discharge) or to a suitable septic tank for the occupancy numbers – to ensure located the minimum required distance away from the building which will be emptied twice a year with the clean water run off via “herringbone” system of filtration away from the property down the adjacent field where this building is located – our mutual client owns the land surrounding this property as indicated on the attached location plan.

The Surface water discharge will also be to a storage tank with a “hydrobrake” system to reduce the outfall to acceptable measures via “herringbone” soakaway system (indicated blue) – once again the land area in our clients ownership will ensure this herringbone system would work.

Please find attached brief drainage layout indicating the above surface water outfall measures.

Westwood House
18 Carr Lane, Tankersley,
Barnsley, South Yorkshire S75 3BE
Telephone/Fax: 01226 746573
Mobile: 07786 062364

www.garrygreethamassociates.co.uk
e-mail: garry@garrygreethamassociates.co.uk

Member of the Chartered Institute of Architectural Technologists
Registered in England 5451918

Partners: G. G. Greetham & J. A. Greetham

b) Porosity tests in accordance with BRE 365 – to demonstrate that the topsoil is suitable for the use of soakaways – these to be carried out prior to any ground works being carried out.

c) Calculations based on the porosity results to prove that adequate land area is available for these soakaways.

Condition 13) Landscaping:
Hard Landscaping for the following:

Natural stone flags, mortar pointing between, to around the property for any seating areas, patio areas; footpaths from the car parking facilities etc.

The use of dark gravel for the finished car parking areas, with the use of natural stone setts for the edging to such and any de-markation.

Please note that the accurate location of the above will be finalised when the building regulation application has been completed.

Soft Landscaping:

Please note that due to these properties being so far away from the main road and any adjacent properties, the soft landscaping including species; positions; planted heights etc. would not effect any surrounding properties however the landscaping scheme will be submitted when the Building Regulation scheme has been finalised – this to ensure the specified plants would not disturb any stone walling, flagging etc.

Please note that any existing mature trees, hedgerows and stone walling – located between fields – which are surrounding the properties are to be retained.

Westwood House
18 Carr Lane, Tankersley,
Barnsley, South Yorkshire S75 3BE
Telephone/Fax: 01226 746573
Mobile: 07786 062364

www.garrygreethamassociates.co.uk
e-mail: garry@garrygreethamassociates.co.uk

Member of the Chartered Institute of Architectural Technologists
Registered in England 5451918

Partners: G. G. Greetham & J. A. Greetham

- Condition 14) All planting; seeding and turfing etc. to be carried out in the first planting season after the occupation of the buildings and any trees / plants which die within 5 years from the completion of the development are removed and replaced in the next available planting season – Confirmed.

Also note that such landscaping details to be issued later with the Building regulation application, shall be fully implemented prior to the occupation of the buildings – Confirmed.

- Condition 15) No deliveries of materials or construction work comprising of plant, machinery or equipment, shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays – Confirmed.

- Condition 16) Code Level 3 for Sustainable Homes – we believe that this condition is no longer relevant due to this particular requirement being dispensed with in late 2015, however please be aware that all the construction works will still be subject to the 2017 Building Regulations, which we believe is of equal if not higher standard of construction / thermal requirements.

We hope the attached and above is now to your satisfaction and that you may now be in a position to dispense with the relevant conditions and provide written confirmation of such for our records, however if you require any further information or clarification, please do not hesitate to contact the writer at the address given.

Assuring you of our best attention at all times.

Yours faithfully,



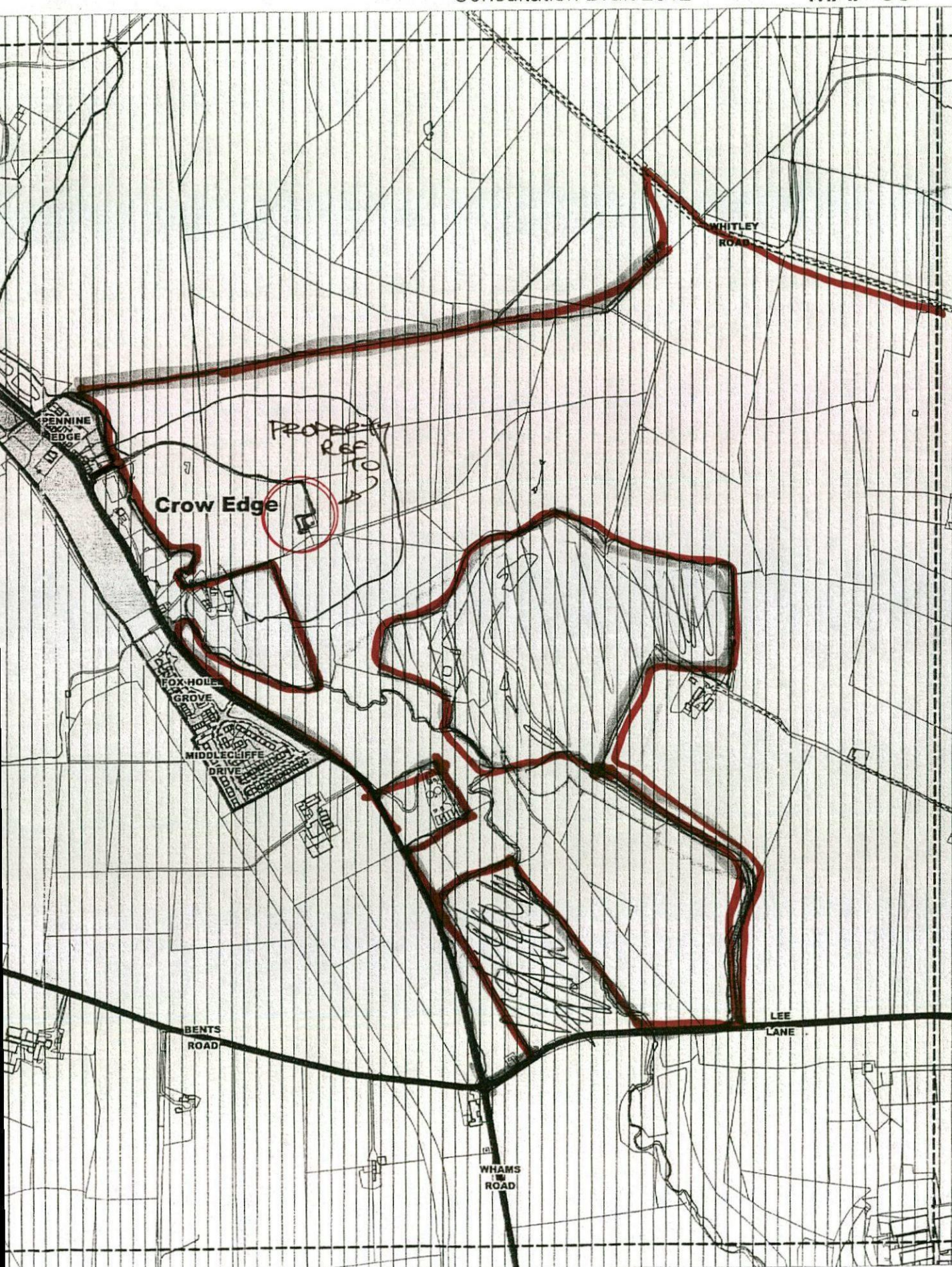
Garry G. Greetham.
M.C.I.A.T.
Partner.

Westwood House
18 Carr Lane, Tankersley,
Barnsley, South Yorkshire S75 3BE
Telephone/Fax: 01226 746573
Mobile: 07786 062364

www.garrygreethamassociates.co.uk
e-mail: garry@garrygreethamassociates.co.uk

Member of the Chartered Institute of Architectural Technologists
Registered in England 5451918

Partners: G. G. Greetham & J. A. Greetham



Go to Map 36
↓

Go to Map 48

Scale 1:7500

NORTH

