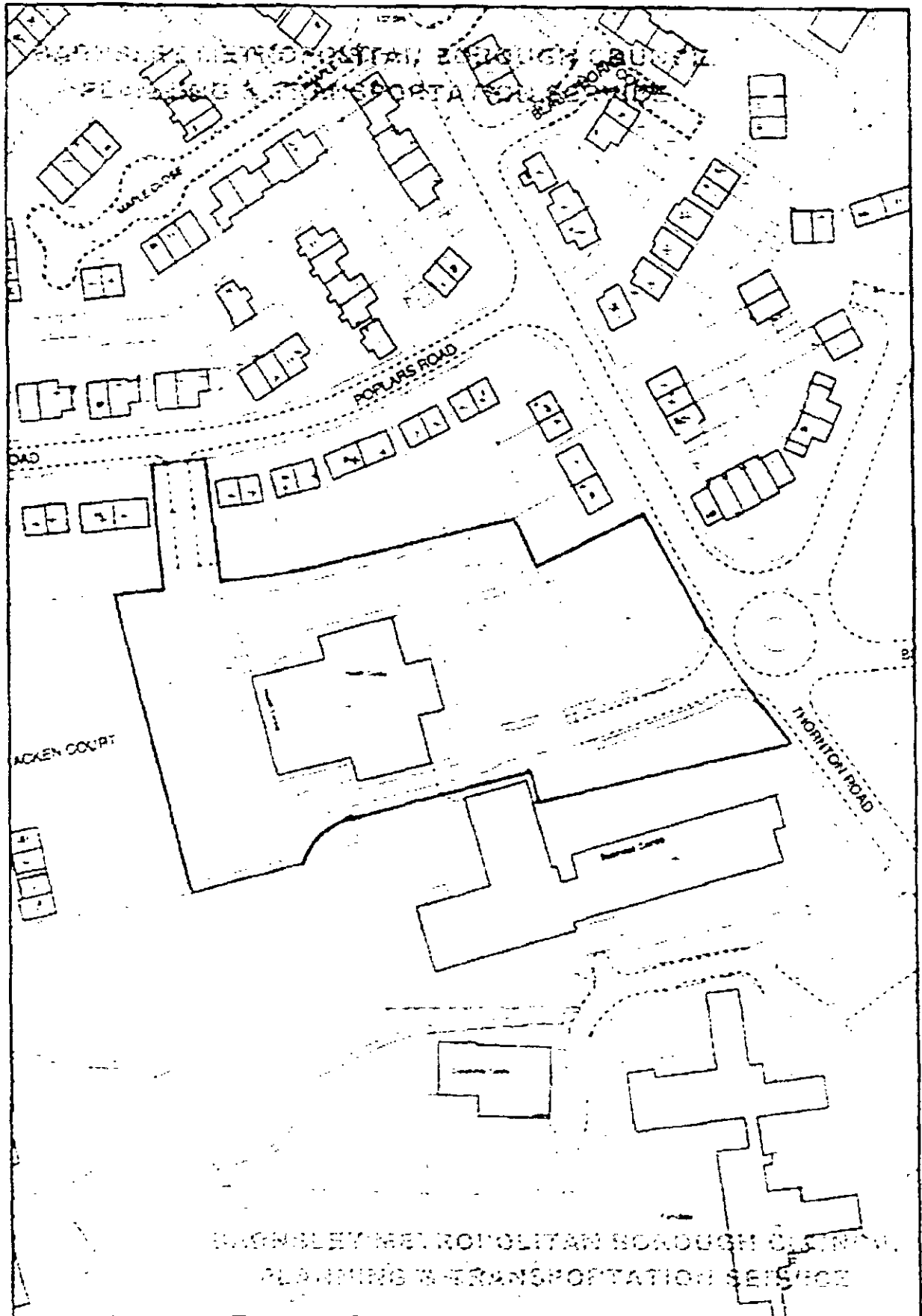


Layout with 175mm

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BARNLEY MBC - Planning and Transportation Service

Assistant Director: Stephen Moralee BA(Hons) MBA
 PO Box 604, Barnsley, S70 9FE
 Tel: (01226) 770770 Fax: (01226) 772599



Scale 1: 1250



BARNSELEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. B/01/1280/BA

To Ashville Medical Centre,
c/o Dryden Wilkinson Partnership
16 Station Road,
Horsforth,
Leeds
LS18 5NR

Fax: 772591
772586
Mrs
Driver

Proposal Erection of Health Centre
At Land off Thornton Road, Kendray, Barnsley.

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 3 December 2001 and described above.

The approval is subject on compliance with the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990

2. The proposed access off Thornton Road shall be the sole means of access for all site traffic and construction traffic associated with the development works at any time. There shall be no access for site or construction traffic from Poplars Road at any time.

In the interests of highway safety.

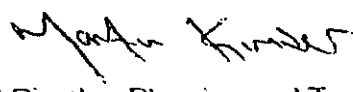
3. The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 3rd December 2001 unless prior written consent has been given by the Local Planning Authority to any minor variation.

For the avoidance of doubt as amendments have been submitted during the course of processing the application.

4. No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority.

In the interests of the visual amenities of the locality.

*The grant of this consent does not
constitute or imply permission,
approval or consent by the Local
Authority for any other purpose*

Signed 
Assistant Director, Planning and Transportation

Dated 15 January 2002

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley S70 2TN

Telephone: 01226 - 772600
Fax: 01226 - 772599

5. The proposed access road off Thornton Road, including the junction and visibility splays as shown on the approved plan shall be constructed to at least basecourse level prior to any further development level prior to any further development work taking place on site.
In the interests of highway safety.
6. There shall be no obstruction to vision above 0.9 metre in height placed, erected or grown at any time within the visibility sight line of 4.5 metres by 90metres to the left and 4.5metres by 50 metres to the right from the site access off Thornton Road and the splays shall thereafter be retained.
To ensure that adequate visibility is available, in the interests of highway safety.
7. Unless otherwise approved in writing by the local planning authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works.
To ensure that no surface water discharges take place until proper provision has been made for its disposal.
8. Prior to the substantial completion of the development, all parts of the site to be used by vehicles and the parking/manoeuvring area shown on the approved plan shall be surfaced, sealed and drained (and marked out), and shall thereafter be permanently retained for parking/manoeuvring solely in connection with the development hereby approved.
To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic.
9. During the period of construction of the development, reasonable steps shall be taken to ensure all vehicles leaving the site are in such a condition so as not to deposit mud or other material from the site onto the highway. Notwithstanding such arrangements, should any material nevertheless be accidentally deposited on the highway it shall be removed by the operator.
In the interests of the safety of users of the highway.
10. Full details of the floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the building is occupied. Development shall be carried out in accordance with the approved details and thereafter retained as such.
To safeguard the privacy and amenities of the occupiers of adjoining residential property.
11. 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, which shall include details of the species, positions and planted heights of all proposed trees and shrubs, and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and details of any hard surfacing materials, any lighting and means of enclosure to the site.
In the interests of the visual amenities of the locality.

- 12 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.

In the interests of the visual amenities of the locality

- 13 No surface water shall be discharged to the drainage system from any areas of the site used by vehicles, without the use of petrol/oil/grit interceptors, the details of which shall have been submitted to and approved in writing by the Local Planning Authority before any work on site commences.

To prevent pollution of the water environment.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no building or structure shall be placed or erected within 3 metres, measured horizontally, of any sewer.

To prevent damage to the existing [sewer, watercourse or culverted watercourse].

- 15 The site shall be developed with separate systems of drainage for foul and surface water.

In the interests of satisfactory drainage.

- 16 No development shall be commenced until a scheme for the disposal of surface water drainage has been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be brought into use until the approved scheme has been fully implemented.

To prevent pollution of the water environment.

Informatives

Your attention is drawn to the fact that it will be necessary for you to contact Mrs. A. Jackson on Barnsley (01226) 772016 in respect of the vehicular footway crossing required.