

Discharge of Condition - Technical Note

20 March 2025

Version 1.0

Issue

1 Introduction

Ante Consulting Limited (Ante) is instructed by Sterling Capitol Junction 37 M1 Limited (the “Applicant”) to provide transport planning advice associated with the proposed extension to the Capitol Park employment site in Barnsley for which planning consent has been granted by Barnsley Council (BMBC).

The purpose of this brief technical note is to provide the information necessary for the partial discharge of Condition 12 associated with planning application reference 2024/0824.

2 Condition 12 Requirements

The requirements of Condition 12 are as follows:

“Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer’s expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.”

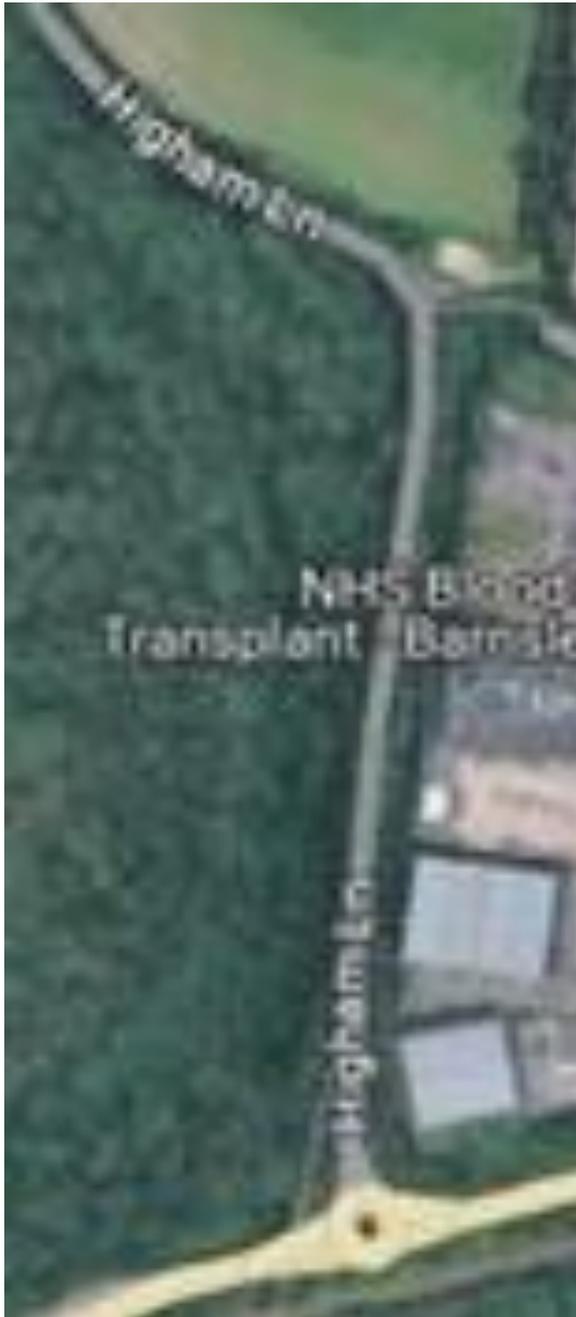
Reason: In the interests of Highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

A photographic condition survey needs to be undertaken in order to comply with the condition. The email dated 13 March 2025 from the highways officer at Barnsley Council (BMBC) stated that:

“The photographs should be taken by you or your representative and submitted in electronic format to the Council together with a written record of all the defects.”

To undertake the highway condition survey, a site visit was held during the daytime of 18 March 2025 and this was attended by Paul Irwin (Ante) and Philip McGrath (BMBC). Photos were taken at the agreed location along Higham Lane around the existing residential site access to the bungalow, and on the route to the south along Higham Lane, including up to and around the A628 Whinby Avenue roundabout. The area of the photos is shown on a diagram below.

Location Plan - Approximate area of Higham Lane where photos taken on 18 March 2025



3 List of Photographs Submitted

The following photographs were taken as agreed with Philip McGrath (BMBC) and have been submitted to BMBC by email. A brief commentary is provided on each photo:

- IMG_2210: Higham Lane. Taken at the northern end of the study area, facing east towards the bend. Highway gulley and footway manhole cover in view. Carriageway defects in channel. Footway in poor condition.
- IMG_2211: Higham Lane. Taken at the northern end of the study area, facing east towards the bend. Carriageway defects in nearside channel.
- IMG_2212: Higham Lane. Taken at the northern end of the study area, facing east at the bend. View of footpath link to Capitol Close/former access to bungalow (now demolished).
- IMG_2213: Higham Lane. Taken on the bend, facing south. Carriageway/kerb defects evident, nearside channel.
- IMG_2214: Higham Lane. Taken just past the bend facing south. Tie-in to resurfaced section of carriageway is evident, along with footway/kerb defects.
- IMG_2215: Higham Lane. Taken just past the bend facing south. Footway defects evident.
- IMG_2216: Higham Lane. Taken facing south. Highway gulley and old concrete street lighting column evident along with footway defects.
- IMG_2217: Higham Lane. Taken facing south. Old concrete street lighting column evident along with footway defects.
- IMG_2218: Higham Lane. Taken facing south. Highway gulley along with footway defects.
- IMG_2219: Higham Lane. Taken facing south. Street lighting column at back of footway. Carriageway resurfaced in good condition, footway defects.
- IMG_2220: Higham Lane. Taken facing south. Highway gulley. Automatic Traffic Counter (ATC) cabinet at back of footway. Footway defects.
- IMG_2221: Higham Lane. Taken facing west. ATC cabinet at back of footway.
- IMG_2222: Higham Lane. Taken facing west. Public footpath sign and ATC cabinet at back of footway.
- IMG_2223, IMG_2224, IMG_2225: Higham Lane. Taken facing south. Carriageway in generally good condition, old footway/kerbs not renewed and some local defects.

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- IMG_2226: Higham Lane. Taken facing south on approach to/from A628 roundabout. Footway evident that leads to subway beneath A628.
 - IMG_2227: Higham Lane. Taken facing south on approach to/from A628 roundabout. Footway evident that leads to subway beneath A628. Utilities cover/footway defects.
 - IMG_2228: Higham Lane. Taken facing south on approach to/from A628 roundabout. Utility channel in footway. Footway defects.
 - IMG_2229: Higham Lane. Taken facing south towards A628 roundabout. Tactiles at pedestrian crossing on northern arm and utility cover in footway. Footway defects.
 - IMG_2230: Higham Lane. Taken facing south at roundabout (west of circulatory).
 - IMG_2231: Higham Lane. Taken facing east at roundabout (north of circulatory).
 - IMG_2232: Higham Lane. Taken facing south at roundabout (east of circulatory).
 - IMG_2233: Higham Lane. Taken facing west on north-eastern side of roundabout (northern side of circulatory). Tactiles at crossing and footway/kerb defects.
 - IMG_2234: Higham Lane. Taken facing north on north-eastern side of roundabout. Kerb overrun evident and tactile defects.
 - IMG_2235: Footway link to Capitol Close from Higham Lane. Taken facing east towards Capitol Close. Footway untidy and in poor condition.
 - IMG_2236: Footway link to Capitol Close from Higham Lane. Taken facing east towards Capitol Close. Footway untidy and in poor condition.
 - IMG_2237: Footway link to Higham Lane. Taken facing west from Capitol Close. Footway untidy and in poor condition.
 - IMG_2238: Footway link to Higham Lane. Taken facing west from Capitol Close. Footway untidy and in poor condition. Telecoms cabinet at back of footway (channels evident).
 - IMG_2239: Capitol Close. Taken facing east from end of cul-de-sac with the bell-mouth shown. Private road, footways and carriageways in generally good condition.
 - IMG_2240: Capitol Close. Taken facing west, towards the end of the cul-de-sac. Private road, footways and carriageways in generally good condition.

Further to this note, confirmation is requested from the local highway authority, BMBC, that the information submitted is sufficient and satisfactory to discharge Condition 12 of the planning application.