



**Development Management
Regeneration and Culture, Growth and Sustainability**

Paddocks Architecture
6 Sycamore Croft
Skelmanthorpe
Huddersfield
HD8 9UX

Ref: 2025/0384
Date: 31/07/2025
Enquiries: Matthew Marsden
Direct Dial: 01226 772240
E-Mail: developmentmanagement@barnsley.gov.uk

Dear Mr Bowen,

Description: Discharge of conditions 3 (BDG plan), 4 (Bat and Bird boxes and Hedgehog highways), 5 (Materials), 6 (Landscaping works), 8 (Boundary treatment) and 12 (Drainage strategy) for app 2024/0930 (Erection of a pair of semi-detached two storey dwellings)

Location: 1 Lord Street, Hoyle Mill, Barnsley, S71 1HZ

I received a discharge of conditions application relating to application 2024/0930 which was for 'Erection of a pair of semi-detached two storey dwellings';

Condition 3 states;

The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application [Small Sites Metric] by [Nicky Bowen Architectural Technician] reference [Land Adjacent 1 Lord Street, Hoyle Mill, Barnsley, S71 1HZ] and dated [15/01/2025 received via email 17/01/2025].

Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.

Condition 4 states;

No development shall take place until a detailed scheme for the following biodiversity enhancement measures has been submitted to and approved in writing by the Local Planning Authority. The features shall thereafter be permanently retained.

- *Integrated bat roosting boxes and integrated swift boxes to be installed in suitable locations within each new dwelling on site; and*
- *Hedgehog highways to be installed in boundary fencing, including fences between dwellings. The hedgehog highways will be signposted to prevent residents blocking the gaps.*

Reason: In the interests of biodiversity conservation.

A Biodiversity Gain Plan, Biodiversity Metric, Bat and Bird box plan, a Hedgehog highway plan (Amended Biodiversity Gain Plan, Amended Biodiversity Metric, 2094 Dwg Nos. 1 Rev. B and 4 Rev. D received 09/07/2025) have been submitted with the application. Offsite units (0.09) have been purchased in addition to the creation of vegetated garden; this has resulted in a 31.87% net gain in biodiversity. The LPA's Biodiversity Officer has reviewed the submitted documentation and found it to be acceptable therefore conditions 3 and 4 can hereby be discharged.

Condition 5 states;

Upon commencement of development details of the proposed external materials 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 the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Proposed materials (bricks to be Sunset multi red, roof tiles to be Quinn flat slate grey western roof tile, windows white upvc and gutters and rwp white upvc) have been submitted with the application. The proposed materials have been reviewed and found to be acceptable therefore condition 5 can hereby be discharged.

Condition 6 states;

Upon commencement of development, 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 shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the dwelling.

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.

Proposed landscaping (2094 Dwg No. 4 Rev. D received 09/07/2025) has been submitted with the application. The LPA's Forestry Officer and Highways Development Control have reviewed the submitted documentation and found it to be acceptable therefore condition 6 can hereby be discharged.

Condition 8 states;

Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwellings are 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.

Proposed boundary treatments (2094 Dwg No. 4 Rev. D received 09/07/2025) have been submitted with the application. Highways Development Control has reviewed the submitted documentation and found it to be acceptable therefore condition 8 can hereby be discharged.

Condition 12 states;

There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- i) evidence that other means of surface water drainage have been properly considered and why they have been discounted; and*
- ii) the means of discharging to the public sewer network at a rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.*

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal.

A drainage strategy (25109-DR-C-0100 Rev. P1 and 25109 drainage details) has been submitted with the application. Yorkshire Water have reviewed the submitted documentation and found it to be acceptable therefore condition 12 can hereby be discharged.

If you require anything further, please do not hesitate to contact me.

Yours Sincerely

Matthew Marsden, BA(Hons), MSc
Planning Officer