

~~All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being~~

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

120

Suffix

B

Property Name

The Bungalow

Address Line 1

St Georges Road

Address Line 2

Address Line 3

Barnsley

Town/city

Barnsley

Postcode

S70 1HA

Description of site location must be completed if postcode is not known:

Easting (x)

433783

Northing (y)

405141

Description

Applicant Details

Name/Company

Title

MS

First name

STEPHANIE

Surname

DUNLAVEY

Company Name

WHITE AGUS PARTNERSHIP

Address

Address line 1

C/O AGENT

Address line 2

OFFICE 1

Address line 3

THW DRILL HALL 11 EASTGATE

Town/City

BARNSELY

County

Country

Postcode

S70 2BU

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Demolition of existing bungalow and erection of one detached bungalow

Reference number

APPLICATION NO. 2023/0986

Date of decision (date must be pre-application submission)

22/12/2023

Please state the condition number(s) to which this application relates

Condition number(s)

6

Has the development already started?

- Yes
 No

If Yes, please state when the development was started (date must be pre-application submission)

03/02/2025

Has the development been completed?

- Yes
 No

If Yes, please state when the development was completed (date must be pre-application submission)

17/10/2025

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

Yes

No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

CONDITION STATES:

Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason: In the interest of Land Stability NPPF paragraph 183

DETAILS OF THE SITE INVESTIGATION HAVE BEEN SUBMITTED AND APPROVED. SEE CONDITION 4 OF THE CONSENT.

THE SITE INVESTIGATION CONCLUDED THAT THERE WERE NO MINING ISSUES.

HOWEVER STEPS WERE RECOMMENDED TO ADDRESS POSSIBLE STABILITY ISSUES RELATING TO A CONJECTURED FAULT.

ROY FREEMAN WAS INSTRUCTED TO PREPARE SUITABLE FOUNDATION DETAILS (AS ATTACHED).

THESE WERE SUBMITTED TO AND APPROVED BY BUILDING CONTROL. THE FOUNDATION WERE CONSTRUCTED AND INSPECTED BY BUILDING CONTROL AND CONFIRMED AS SATISFACTORY..

ROY FREEMAN HAS CONFIRMED THAT:

"Further to our recent telephone discussions we confirm that the bungalow foundation design comprises a reinforced concrete raft foundation sat over a 2000g gas membrane and designed for ground conditions described in the site investigation report by Lyons CMC Geotechnical Consultancy Ref. SI 00313.

Kind regards,

Roy Freeman Bsc(Eng),CEng,CBuildE,MIStructE,MICE,MCABE

Consulting Structural Engineer

Freeman Consultancy

Tel. 07774 623326

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Tom Agus

Date

24/10/2025