

Planning and Building Control,
Barnsley MBC,
PO Box 634,
Barnsley,
S70 9GG

Via email developmentmanagement@barnsley.gov.uk

Dear Planning,

RE: Application for Discharge of Conditions LPA Ref: 2022/0434

Please find enclosed the following information in support of the application for approval of details reserved by condition for the hybrid application reference 2022/0434. These details relate to the full aspect of the original application, we understand that the reserved matters for Conditions 17-22 will be dealt with by others.

This application covers the following conditions with details of the information submitted.

Condition 3 – External Materials

Drawing BAR-HBA-V1-00-DR-A-P75_Materials Schedule

Physical samples will be available on site when the contractor has established their presence.

Condition 4 – High Speed Broadband

Drawing BAR-TAC-XX-XX-DR-E-60001 Rev P03 that shows the location of incoming services.

Openreach letter reference BY-00X Barnsley Youth Zone, that explains that full fibre to premises (FFTP) will be available for the development.

Condition 7 – Drainage Details

Drawing BAR-RAM-ZZ-XX-DR-CD-00100 showing the Surface and Foul Water Layout

Drawing BAR-RAM-ZZ-XX-DR-CD-00250 showing the Surface Water Manhole Schedule

Drawing BAR-RAM-ZZ-XX-DR-CD-00251 showing the Foul Water Manhole Schedule

Drawings BAR-RAM-ZZ-XX-DR-CD-00400, 00401 & 00402 showing drainage details

The application for Yorkshire Water is underway, the principal of connection was included in the original submission documents for the application which raised no concerns.

Conditions 12 & 13 – Off-site Highways Works

Drawing 231049-EDGE-XX-XX-DR-C-1001 showing the S278 General Arrangement

Drawing 231049-EDGE-XX-XX-DR-C-1002 showing the S278 Site Clearance

Drawing 231049-EDGE-XX-XX-DR-C-1003 showing the Proposed Road Contours

Drawing 231049-EDGE-XX-XX-DR-C-1004 showing the Kerbs and Surfacing

Drawing 231049-EDGE-XX-XX-DR-C-1005 showing the Lining Layout

Drawing 231049-EDGE-XX-XX-DR-C-1006 showing the Setting Out Information

Drawing 231049-EDGE-XX-XX-DR-C-2001 showing the Highway Drainage

Drawing 231049-EDGE-XX-XX-DR-C-3201 showing the Construction Details

Condition 14 – Condition Survey

The Highways condition is being undertaken and the report will be issued by the close of next week.

Condition 16 – Trees

All details contained in report Barnsley Youth Zone – BS 5837:2012 Arboricultural Report, Impact Assessment and Method Statement

Condition 24 – Hard and Soft Landscaping

Hard landscaping details are included in HB Architects Material Schedule

Trevor Bridge Associates Landscape Proposal Dwg ref: 7339.01 shows the soft landscaping.

Condition 25 – Landscape Management Plan

Landscape Management Plan produced by Trevor Bridge Associates relates to all areas of landscape areas within the proposed development at the Barnsley Youth Zone.

Condition 26 – Construction Method Statement

Triton Construction CMS and Appendices. This has been reviewed with Barnsley Highways during project team meetings and their comments incorporated.

Drawing BAR-HBA-V0-00-DR-A-150-C01_Construction Logistics Plan Phase 1

Drawing BAR-HBA-V0-00-DR-A-151-C02_Construction Logistics Plan Phase 2

Drawing BAR-HBA-V0-00-DR-A-152_Construction Logistics Plan Phase 3

Condition 30 – Biodiversity Enhancement Management Plan

BEMP produced by ECUS Ltd

Condition 31 – Biodiversity Construction Environmental Management Plan

CEMP produced by ECUS Ltd will be forwarded next week when available.

We trust that the above information is sufficient for the application to be validated and further information as noted will be forwarded in due course. If there are any further details of information required please do not hesitate to contact the office.

Yours Sincerely,

David Helmetag Coles
Director

HB Architects Ltd

CC. OnSide Youth Zones
Triton Construction
Walker Sime