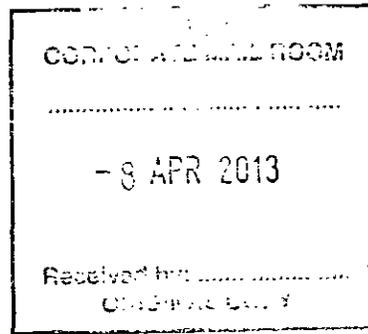


Our ref: AWJ/DPJ/13018
2nd April 2013.

Barnsley M.B.C.
Planning and Regulatory Services
P.O. Box 604
BARNSLEY
S70 9FE

F.A.O. Keith Pell.



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Dear Mr. Pell,

APPLICATION NO: 2013/0223/INVALID

DESCRIPTION: Extraction of coal ash and subsequent restoration of the land through infilling with inert waste.

LOCATION: Hill Street, Elsecar, Barnsley, S. Yorkshire, S74 8EN

We refer to the application and your correspondence dated 11th March 2013.
May we confirm the following:-

1. We agree to the description of the development being changed to read 'extraction of coal ash and subsequent restoration of the land through infilling with inert waste'.
2. There seems to be a misunderstanding on our behalf with the terminology contaminated land. We have assumed that coal ash is a contaminated material in itself. We are however in receipt of a Phase 1 desk study prepared by GRM Ground Risk Management Ltd. and this has been forwarded by disc.
3. All information, statements and plans have been regularised to show the correct application site area. This is 8527m². Figures were stated for the whole site in our clients ownership not the actual site for carrying out the works. Apologies for this error.
4. All the trees on the higher plateau of the site have been recently removed. British Rail were removing all trees within a corridor zone of the railway line and this site was cleared during that period. This is the area where the ash removal will take place. There are some trees which were retained at the bottom of the bank on the Southern Boundary. These are unaffected by the works.
5. Cross sections are attached for sections C and D (although no works are carried out in these areas).
6. Also forwarded is a hard copy of the ecological survey along with a bat survey of the old ticket office.

7. With regards to drainage the existing ticket office is being retained for health and welfare facilities with the yard area to be used for plant storage. The existing drainage facility to this property will be retained and unaltered. There are no drainage issues associated with the removal of the ash although there is a water course which is silted up in parts along the Southern boundary. We have been in dialogue with your drainage department and have agreed to clear this culvert prior to commencement of any works.
8. We are in contact with Lucy Allen of your council's regulatory services with regard to the necessity of submitting a sound assessment.
9. The Design and Access statement has been amended to read 'Potential Future Residential Development'. Attached hard copy.

The potential future residential development is not proposed to extend to the extent of the full area of the ash removal application. It is anticipated that residential development will only be allowed up to a line drawn by extending the existing built framework. We do not feel we will be successful in attempting to secure development beyond this point.

There is no top soil on the site so the storage of top soil is not applicable.

Current vegetation is spasmodic and grows directly from the ash fill. This will be scraped off and carted away.

It is not possible to develop the site without infilling to suitable levels. The gradients would be far too steep. We are confined to road gradients not exceeding 1:12 and also constrained by disabled access to properties which dictates the site being re-modelled to suitable new levels and profiles.

A method statement for the operations is attached by hard copy.

Assuming consent for the ash removal is obtained we will be making an application for residential development following agreement with your planning department after the works for the ash removal have commenced.

Initially this will take the form of a presentation to your planning design panel for initial reaction and comments followed by detailed planning application.

It is not intended therefore to topsoil and seed the site in the light of the pending residential development.

We are prepared however to accept some condition that following completion of the remediation works top soiling and re-seeding of the site will be carried out if we have not received a residential planning consent.

We will need to agree a reasonable time scale for obtaining the consent or an agreement to appraise the situation when the remediation works are complete.

Perhaps we can discuss these possibilities as part of the application dialogue.

We have however had the benefit of a pre submission meeting with all relevant officers organised by your officer Kieron Dunn.

The outcome was that residential usage of the site would be considered favourably but at the time of the meeting the proposals were a little in advance of the emerging L.D.F.

This was back in October 2012 but the removal of the ash and subsequent remediation works programme will coincide conveniently with the adoption of the L.D.F.

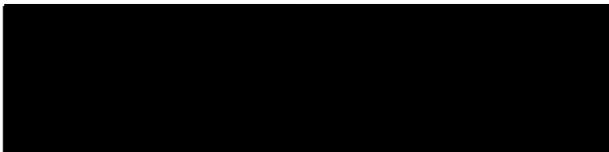
The inert fill would be clean and uncontaminated. Some will be crushed brick or concrete from the areas of hard standing currently on site which will be crushed and used for back fill. We anticipate this to involve some limited screening by way of separation of materials but would be a small scale operation as set out in the submitted Sivell Engineering Assessment and Method statement.

The infilling would be conducted by controlled fill compacted in layers. The compaction would be carried out strictly in accordance with our engineers recommendation which would specify the depth of layers and the weight and type of compacting roller. Foundations would be designed to sit on these ground bearing pressures.

Details of vehicular movements have been included in our method statement of working.

We trust this further information is of assistance in determining the application but please contact the undersigned should you require any further information or wish to meet to discuss and progress matters.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

A.W. Jenkins.