

Ben Bailey home Ltd.
Brook House
Barnsley Road
Dodworth
S75 3JT

FAO:

Development Management
Barnsley Metropolitan Borough Council
PO Box
Barnsley
S70 9GG

Site Address: Land south of Coniston Avenue, Darton, Barnsley,

Planning Permission: 2024/0698

Description: Erection of 39no. dwellings and associated infrastructure and open space

Date: 28th July 2026

RE: Application to Discharge Planning 5, 6, 14, and 15

Dear Sir / Madam,

On behalf of the developer, Ben Bailey Homes, I hereby submit an application to discharge Conditions 5, 6, 14, and 15 attached to planning permission 2024/0698 for the above property.

Condition 5 – Engineering details for Highway Adoption

No development, other than site clearance works, ground remediation, formation of piling mats and establishment of the site compound, shall take place, until full engineering, drainage and street lighting and constructional details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details unless otherwise agreed in writing with the LPA.

Reason: To ensure that the internal streets are planned and approved in good time to a satisfactory standard for use by the public in the interests of highway safety.

Please find enclosed the following drawings related to the engineering, highway drainage, streetlighting and construction details for the construction of the new internal highways within the development. These drawings are in line with the technically approved S38 designs approved by BMBC Highways.

Drawing references:

- 8080_002 Location Plan
- 8080_04F Main Road and Sewer Plan
- 8080-009-01C Road Construction Sheet 1 of 2
- 8080_009_02A Road Construction Sheet 2 of 2
- 8080_21E External Works Plan
- 8080_22D Section 38 Agreement Plan
- 8080_036C Surface Treatment Plan
- 8080_037C Kerbing Type Plan
- 8080_038B Gully Catchment Plan
- 8080_005_01C Longitudinal Sections – Rds 1, 1A
- 8080_005_02C Longitudinal Sections – Rds 2, 3, 3A
- 8080_005_03C Longitudinal Sections – Off Road

Condition 6 – Road and Footways Completion Plan

Before any dwelling is first occupied the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway at Coniston Avenue, in accordance with details of a completion plan to be submitted and approved in writing by the LPA.

Reason: To ensure streets are completed prior to occupation and satisfactory development of the site in accordance with Local Plan Policy T4.

Please find enclosed indicative programme for completion of the onsite roads, footways and infrastructure showing the completion of all infrastructure works prior to the first plot completion. The agreed S278 drawing for the works required between the new dwellings, the site entrance and Coniston Avenue has also been included alongside the following details and drawings:

- Darton Infrastructure programme update RevB
- 8080_023_01C Section 278 Details Extent of Works
- 8080_023_05C Section 278 Details Adoptions Plan

Condition 14 – Foul and Surface Water Drainage Details

No development, other than site clearance works, ground remediation, formation of piling mats and establishment of the site compound, shall take place, unless and until full foul and surface water drainage details, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no dwellings shall be occupied or brought into use until the approved drainage details for that dwelling have been implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3

Please find enclosed the following drawings related to the new onsite sewers serving the development along with outfall details, offsite works and plot drainage. These drawings are in line with the technically approved S104 and S185 designs approved by Yorkshire Water.

Section 104:

- 8080_024D Section 104 Agreement Plan
- 8080_007_01C Manhole Schedule – S104
- 8080_011_01 B SWS Flow Control Details S7
- 8080_012 Specialist MH Details – F9, S10
- 8080_016 C Proposed detention basin Details
- 8080_017 B SWS Headwall Details

Section 185:

- 8080_025E Section 185 Agreement Plan
- 8080_007_02B Manhole Schedule – S185
- 8080_025_01D Section 185 Existing Sections
- 8080_025_01C Section 185 Proposed Sections

Standard/Site Details:

- 8080_006_01B Standard Manhole Details 1/4
- 8080_006_02B Standard Manhole Details 2/4
- 8080_006_03C Standard Manhole Details 3/4
- 8080_006_04B Standard Manhole Details 4/4
- 8080_008 D 1st lateral MH Schedule
- 8080_020_01C Proposed Plot Drainage Plan
- 8080_019 A Flood Routing Plan

Condition 15 – Protection of Existing Sewers and Confirmation of Diversions.

No building or other obstruction including landscape features shall be located over or within 3 metres either side of the centre line of the public sewers i.e. a protected strip width of 6 metres, that crosses the site. Furthermore, no construction works in the relevant areas of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

Reason: In the interest of public health and maintaining the public sewer network in accordance with Local Plan Policy CC3

The sewer diversions required on site are covered under S185 agreements with Yorkshire Water. All sewer diversions have been technically approved by Yorkshire Water. I enclose a copy of the technical approval confirmation with document reference: S185 – Diversions Tech Approval. A summary of the diversions required is below:

- Existing 150dia foul sewer – To be diverted into new onsite sewer system between proposed manholes F1, F2 and F10.
- Existing 225dia surface water sewer – To be diverted between proposed manholes YW1 and YW4 off site into neighbouring field with a reconnection into the existing surface water sewer.
- Existing Surface Water Sewer in Pennine View – To be diverted between S9 (YWMH 1703) and proposed manhole S10.

The proposed protection details are included within the S185 plan ref: 8080_025E Section 185 Agreement Plan.

I trust that the details provided within this application are sufficient to discharge Conditions 5,6,14 and 15 attached to planning permission 2024/0698 but should you require any further information or clarification, please do not hesitate to contact me.

Yours faithfully,

Elenya McCue
Commercial Director

