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Development Service
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19 April 2016





Reference: Application Number 2015/1452






Location: Plot of land at Lister Row, Great Houghton, Barnsley, S72 0AY

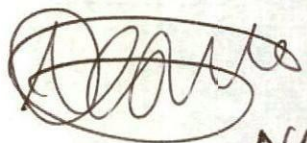
Overview: Response and documentation regarding the above plot of land with planning permission for the erection of 1 no. detached house and the associated 10 no. conditions.

No.	Condition	Completed	Attachments	Request to Discharge Condition and Reasons
1.	The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.	Agreed and confirmed.	N/A	Kindly request discharge of condition.
2.	The development hereby approved shall be carried out strictly in accordance with the plans; DN001 DN004 DN005 DN006 DN010 DN011	Agreed and confirmed.	N/A	Kindly request discharge of condition.

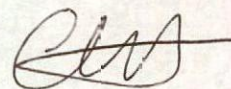
3.	No development shall take place until full details of the proposed external materials have been submitted and <u>approved in writing by the Local Planning Authority</u> . The development shall be carried out in accordance with the approved details.	Agreed and confirmed – please see attachment 01 Method Statement Full details of proposed materials are contained in writing within method statement.	01 Method Statement.docx	Kindly request discharge of condition - awaiting written Local Authority approval.
4.	The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a sold bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.	Agreed and confirmed.	N/A	Kindly request discharge of condition.
5.	No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and <u>approved in writing by, the Local Planning Authority</u> . The approved statement shall be adhered to throughout the construction period. The statement shall provide for: <ul style="list-style-type: none"> - The parking of vehicles of site operatives and visitors. - Means of access for construction traffic. - Loading and unloading of plant and materials. - Storage of plant and materials used in constructing the development. - Measures to control the emission of dust and dirt during construction. - Measures to control noise levels during construction. 	Agreed and confirmed – please see attachment 01 Method Statement for further confirmation.	01 Method Statement.docx	Kindly request discharge of condition - awaiting written Local Authority approval.
6.	Prior to the commencement of development, full details of works proposed including full highway engineering construction details, to upgrade the crossover linking Lister Row to the bus turning circle (as indicated on drawing no. 0011) and a timetable for undertaking the works shall be submitted to an improved in writing by the Local Planning Authority. Development shall take	Agreed and confirmed via Commercial Estimating Reference Number Es-GI-00766 Please see attachment 02 Crossover Link Upgrade Quote from Gareth Lawson - BMBC.	02 Crossover Link Upgrade Quote.docx	Kindly request discharge of condition - awaiting written Local Authority approval.

	place in accordance with the approved details.			
7.	<p>No development shall take place until full foul and surface water drainage details, including a scheme to reduce surface water runoff by at least 30% and a programme of works for implementation, have been submitted to an <u>approved in writing by the Local Planning Authority</u>. Therefore no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented and the scheme shall be retained throughout the lifetime of the development.</p>	<p>The original development on this site consisted of 6 terraced properties connecting foul and surface water into the combined sewer lieu of 15 Lister Row. See attached photo.</p> <p>Area of roof connected in from these properties was approximately 200 sqm.</p> <p>The new development consists of 80 sqm of roof area which will discharge to soakaway if possible.</p> <p>No watercourse exists (proven please see below condition no. 8) and if soakaways do not work, roof only will connect into the public sewer. This will mean a 60% reduction in runoff rate from the site.</p> <p>Yorkshire Water have approved sewerage connection permission is granted – please see attached email 03 Yorkshire Water Sewerage Connection Permission Email.</p> <p>All paved areas will be in permeable materials, with permeable blocks to parking areas.</p> <p>Final drainage layout will be constructed and approved by the local building inspector and Yorkshire Water.</p>	 <p>03 Yorkshire Water Sewerage Connector</p>  <p>Site Plan With Old Houses.jpg</p>	<p>Kindly request discharge of condition - awaiting written Local Authority approval.</p>
8.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no building or structure shall be placed or erected within 3 metres either side of the watercourse shown on the approved plan (Dwg No. 010)</p>	<p>Extensive on site investigation by <u>AA Sewercare Ltd</u> and the applicant and evidence attached indicates no watercourse exists on the site as previously shown on submitted plans.</p> <p>Please see attached applicant evidence 04 Watercourse Enquiry Images enclosing imagery & video evidence is available on</p>	 <p>04 Watercourse Enquiry Images & Vid</p>  <p>05 Diana Renslar Permission To Dig Lan</p>	<p>Kindly request discharge of condition.</p>

		<p>request.</p> <p>Please find attachment 05 Diana Renslar Permission To Dig Land Email which is written permission from the land owner Mrs Diana Renslar to carry out this enquiry before the purchase of the land.</p> <p>Please see attached 06 AA Sewercare Documentation & related documents.</p>	 06 AA Sewercare Documentation.doc  AA Sewercare - Lister Row Plan.pdf  AA Sewercare - Lister Row Plan (sho  Lister Row Showing Euriel MH.jpg  Lister Row Showing MH uncovered.jpg	
9.	No development shall take place until full details of the exact route and structural condition of the watercourse which runs through the site (including a CCTV survey) along with full details of, and a timetable to implement, any repair works or diversion which will need to be undertaken as a result of this survey, have been submitted to and <u>approved in writing by the Local Planning Authority.</u>	Please see Condition No. 8 details relating to attempts to locate watercourse.	As above	Kindly request discharge of condition - awaiting written Local Authority approval.
10.	Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.	Agreed and confirmed.	N/A	Kindly request discharge of condition.



NATALIE HOWE



CARL HOWSON