



Place Directorate
Economic Regeneration, Development Management
PO Box 634, Barnsley, S70 9FE
Head of Service: Joe Jenkinson

Mr Robert Agus
White Agus Partnership
Office one, 34 Victoria Road
Barnsley
S70 2BU

My Ref: 2021/1260
Your Ref:
Date: 19/10/2021
Enquiries to: James Hyde
Direct Dial: 01226 772683
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Dear Mr Agus,

Description: Details of conditions 3 (external materials), 4 (drainage), 10 (broadband), 11 of (EVCs) and 12 (coal mining risk) planning permission 2020/1330

Location: Land to the rear of 6 Carlton Road, Smithies, Barnsley, S71 1UA

I received a discharge of conditions application relating to application 2020/1330 which was for the 'Erection of one pair of semi-detached houses with attached garages' at the above address. The application was subject to 'prior to commencement/upon commencement conditions', the details of which are set out below;

Condition 3

This condition states;

No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

The proposed materials shown on drawing number 20-142-04 are acceptable for the development and, as such, condition 3 is hereby discharged. The development shall be carried out in accordance with the approved details.

Condition 4

This condition states;

No development shall take place until:

(a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority:

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;
(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;

Yorkshire Water in their letter dated 18th October 2021 (Ref:X018842) stated;

Yorkshire Water has no objection to the discharge of condition 4. 'Planning conditions' 20- 142 04 dated September 2020 as prepared by White Agus shows foul discharge to public foul sewer, and surface water discharge to soakaway.

Given the comments above, condition 4 is hereby discharged. No part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development.

Condition 10

This condition states;

Upon commencement of development details of measures to facilitate the provision of high-speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Superfast South Yorkshire have provided the following comments;

In order to discharge Condition (High Speed Broadband/gigabit-capable, full fibre broadband) we will require sight of the following from the Developer/their Agent:

- A contract for the installation of (High speed broadband/gigabit-capable, full fibre broadband)*
- Confirmation of the speed that will be achieved by the (High speed broadband/gigabit-capable, full fibre broadband) from the supplier*

Given the above comments condition 10 cannot be discharged until the required information is submitted and approved.

Condition 11

This condition states;

Upon commencement of construction works, details of an electric vehicle electric vehicle charge point shall be submitted and approved in writing by the LPA. The EVCP will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.

The Air Quality Officer in his email dated 18/10/2021 has stated;

From the information supplied by the applicant, I note that 1 x EVCP will be provided for each property, with the proposed CPs meeting our minimum specification. I am therefore satisfied that this condition can now be discharged.

Given the above, condition 11 is hereby discharged. The EVCP will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.

Condition 12

This condition states;

The site is located within a Coal Authority coal mining referral area due to the probable presence of shallow coal. As detailed in the Cape Site Services mining risk assessment (ref CMRA 00247) the land could therefore be at risk from mining legacy risks such as ground instability if shallow coal mine workings are present. Prior to the commencement of development, and as advised by a suitably qualified engineer, site investigations must be undertaken to confirm ground conditions. The site investigation and subsequent development must be undertaken in compliance with Construction Industry Research and Information association publication C758D "Abandoned Mine Workings Manual" where applicable.

A report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority, the development thereafter shall be carried out in accordance with the approved details. Responsibility for securing a safe and development rests with the developer and/or landowner"

SYMAS in their email dated 12/10/2021 have stated;

I write to confirm that the applicant has submitted a coal mining ground investigation report (Cape Site services) which confirms the site is not at risk from coal mining legacy issues- no shallow coal mineworking's were encountered.

I therefore recommend that condition 12 can be discharged.

Given the above comments, condition 12 is hereby discharged. The development shall be carried out in accordance with the approved details.

If you require anything further, please do not hesitate to contact me.

Yours Sincerely

James Hyde, BA (Hons), MA, MRTPI
Planning Officer