

Mr Steve Kirkham
Planning – Development Management
Barnsley Metropolitan Borough Council
PO Box 604,
S70 9FE.

7th July 2015

Dear Mr Kirkham,

VIA PLANNING PORTAL

Re: Full Planning Application @ Land off Station Road, Royston, Barnsley

We are writing on behalf of our client and landowner, Mr Payman Nayeri, in order to submit a fully detailed planning application seeks planning permission for the following description of development:

“Erection of 18 residential units with ancillary facilities and associated infrastructure.”

The planning application comprises of the following documentation:

- This Covering Letter – Adams Planning + Development
- Planning Application Forms & Certificate A
- A Site Location Plan
- A Topographical Survey
- Existing and Proposed Plans, Elevations and Sections
- A Supporting Planning, Design and Access Statement
- An updated Ecological Assessment – TEP
- A Tree Survey – TEP
- A Landscaping Scheme
- A Phase 2 Geotechnical Appraisal
- A Foul Water and Surface Water Drainage Strategy

The design, scale and form of the proposed residential development has been arrived at following a detailed technical appraisal of the site, in line with the requirements of the planning conditions attached to the recent Outline Planning Consent (Ref: 2013/0450). The number of residential units has been reduced from the 30 units envisaged in the previous Outline Planning Consent (Ref: 2013/0450), to the proposed 18 no. units following a detailed consideration of the site levels and technical constraints that exist at the site.

The Site Layout Plan identifies that the extent of the red line boundary has been reduced slightly from the development boundary for the previous Outline Planning Consent (Ref: 2013/0450). The development boundary has been revised to exclude the third party land on the northern end of the site, and the layout has



been amended in order to locate the primary access point on the north western corner of the site. The primary access point has been relocated following a detailed appraisal of the site by SCP Highways Consultants. The revised primary access point provide improved visibility splays along Station Road, and enable better internal site access arrangements given the land levels at the site.

All the information has been submitted via the Planning Portal. The planning application fee of £6930 will be forwarded separately to Barnsley Metropolitan Borough Council by our client.

I trust the information submitted as part of the on-line Planning Portal application is satisfactory to enable Barnsley Metropolitan Borough Council to validate and determine the planning application in a timely manner. If I don't hear from Barnsley Metropolitan Borough Council Planning Department before, I will contact you within a week of the date of this letter to check on the validation of the application and to confirm the consultations have been issued.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Russell Adams', with a stylized flourish at the end.

Russell Adams

For and on behalf of Adams Planning + Development Ltd

