



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

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

My Ref: 2021/0896
Your Ref:
Date: 31/08/2021
Enquiries to: James Hyde
Direct Dial: 01226 772683
E-Mail: jameshyde@barnsley.gov.uk

Dear Mr Agus,

Description: Discharge of conditions 5 (external materials), 6 (boundary treatments), 7 (landscaping) and 12 (drainage) of 2017/0349.

Location: 21 Green Acres, Hoyland, Barnsley, S74 0HL

I received a discharge of conditions application relating to application 2017/0349 which was for the 'Erection of 1 no bungalow (Outline)' at the above address. The application was subject to prior to commencement/upon commencement conditions, the details of which are set out below;

Condition 5

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 16-187-02 are acceptable for the development and, as such, condition 5 is hereby discharged. The development shall be carried out in accordance with the approved details.

Condition 6

This condition states;

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling

is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

The boundary treatments shown on plan number 16-187-02 are considered acceptable for the development. As a result of the above, condition 6 is hereby discharged. The development shall be carried out in accordance with the approved details.

Condition 7

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

The landscaping shown on plan number 16-187-02 are considered acceptable for the development. As a result of the above, condition 7 is hereby discharged. The development shall be carried out in accordance with the approved details.

Condition 12

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;

Thereafter 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.

The Councils Drainage Engineer has confirmed that the drainage details can be checked at Building Control stage, as such, condition 12 is hereby discharged.

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

Yours Sincerely

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