



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2012/0776

To Race Cottam Associates
3 Vincent House
Solly Street
Sheffield
S1 4BB

DESCRIPTION Minor material amendment to application 2011/1200 (Erection of a hospital for the provision of Child and Adolescent Mental Health Services (CAMHS)) including alterations to the site layout to facilitate the retention of trees and to the design of the buildings to allow the scheme to comply with the Building Regulations

LOCATION Land at High Royd Lane, Shortwood Business Park, Hoyland, Barnsley, S74 9NW

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 05 July 2012 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the 1st December 2014.
Reason: In accordance with Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved (Dwg No's: Proposed Site Plan 9-04C; Activity Hub 2-19E & 2-18J; Main Facility 2-03C & 2-02C; Building A 2-05B & 2-04C; Building B 2-07B & 2-06C; Building C 2-10A & 2-08B & 2-09A; Building D 2-13A & 2-11A & 2-12A; Building E 2-15B & 2-14C; Building F 2-17B & 2-16C) unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP29, Design.
- 3 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.
Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design.
- 4 The premises shall be used as a hospital for the provision of Child and Adolescent Mental Health Services and no other purpose, including any other purposes within Use Class C2 of

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed *Stephen Moralee*
Assistant Director, Planning and Regulatory Services

Dated 02 October 2012

the Town and Country Planning Act Use Classes Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Reason: The site is allocated employment land and the proposal is only acceptable on the basis of the applicant's specific circumstances.

- 5 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid 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.

Reason: In the interest of highway safety and in accordance with Barnsley LDF Policy CSP 26, New Development and Highway Improvement.

- 6 Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:

A) Reinstatement of junction markings on Stockwith Lane:

B) Provision of a signing strategy and all necessary signing and lining on the surrounding highway network

C) Tactile crossings at all accesses and on Stockwith Lane.

D) Provision of new street lighting schemes/ upgrading of existing street lighting scheme from A619 to access to site.

F) Making up of access road to adoptable standard.

G) Any necessary amendments to drainage.

The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic, in accordance with Barnsley LDF Core Strategy Policy CSP 26, New Development and Highway Improvement.

- 7 Prior to commencement of development a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. Within 28 days of completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developers expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and in accordance with Barnsley LDF Core Strategy Policy CSP 26, New Development and Highway Improvement.

- 8 The recommendations detailed in the Travel Plan (Produced by PAH Highway Consultants Ref: 162C/Sept11) shall be full adhered to for the life of the development.

Reason: In the interests of promoting sustainable travel and in accordance with Barnsley LDF Core Strategy Policy CSP 25, New Development and Sustainable Travel.

- 9 No development shall take place until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- " 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
 - " Wheel washing facilities
 - " Measures to control the emission of dust and dirt during construction
 - " Measures to control noise levels during construction
 - " A scheme for recycling/disposing of waste resulting from demolition and construction works.
- Reason: In the interests of highway safety and residential amenity and in accordance with Barnsley LDF Core Strategy Policies CSP 40, Pollution Control and Protection and CSP 26, New Development and Highway Improvement.**
- 10 No development shall occur until a scheme, endorsed by a competent, professional person experienced in Building Surveying, showing the foundation design has been submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall clearly demonstrate the gas protection measures highlighted within RSK Group PLC report (Ref: 11061-R1 (01) (p.26), by scaled technical drawings, the foundation design and provision of a measure to ensure that the development is not affected by the ingress of gas. The development shall thereafter be undertaken in complete accordance with the approved details.
- Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, in accordance with Barnsley LDF Core Strategy Policy CSP 40, Pollution Control and Protection.**
- 11 Construction work, including any earth-moving and site deliveries, 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.
- Reason: In the interests of residential amenity and in accordance with Barnsley LDF Core Strategy Policy CSP 40, Pollution Control and Protection.**
- 12 Prior to occupation of the building full details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, orientation, angle and luminance of the lighting. The approved details shall be implemented prior to occupation of the building and retained as such thereafter.
- Reason: To protect the amenity of existing and future occupiers from glare and/or nuisance light, in accordance with Barnsley LDF Core Strategy Policy CSP 40, Pollution Control and Protection.**
- 13 No development shall take place until full foul and surface water drainage details, including a scheme to retain existing Greenfield run-off rates, and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority. 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.
- Reason: To ensure proper drainage of the area and in accordance with Barnsley LDF Core Strategy Policies CSP 3, Sustainable Drainage Systems and CSP 4, Flood Risk.**
- 14 No building or other obstruction shall be located over or within 3.0 (three) metres either side of the centre line of the sewers, which cross the site.
- Reason: In order to allow sufficient access for maintenance and repair work at all times.**

- 15 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 buildings.

Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design.

- 16 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species. The approved hard landscaping details shall be implemented prior to the occupation of the building.

Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design.

- 17 Prior to the commencement of development or other operations being undertaken on site in connection with the development, the following documents prepared in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations) shall be submitted to and approved in writing by the Local Planning Authority:

- Tree protection plan (TPP)

No development or other operations shall take place except in complete accordance with the approved methodologies.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality and in accordance with Barnsley LDF Policy CSP 29, Design.

- 18 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas for a minimum of 5 years, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design.

- 19 At least 15% of the energy supply of the development shall be secured from decentralised and renewable or low-carbon energy sources (as described in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007)). Details and a timetable of how this is to be achieved, including details of physical works on site, shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development. The approved details shall be implemented in accordance with the approved timetable and retained as operational thereafter.

Reason: In the interest of sustainable development and in accordance with Barnsley LDF Core Strategy Policy CSP 5, Including Renewable Energy in Developments.

- 20 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority:
- finished floor levels of all buildings and structures;
 - road levels;
 - existing and finished ground levels.

Thereafter the development shall proceed in accordance with the approved details.

Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Barnsley LDF Core Strategy Policy CSP 29, Design.

Reason(s) for Granting Permission

- 1 Unique The proposal complies with the NPPF and Barnsley LDF Core Strategy Policies CSP 29, CSP 43 and CSP 26 on the basis that the development is of a high standard of design, will have an acceptable relationship with adjoining occupiers and will not adversely affect highway safety.

The amendments are also considered minor in nature and will not result in a development which is substantially different from the one which was approved under application reference 2011/1200 in line with the Government Guidance contained in the DCLG document entitled 'Greater Flexibility for Planning Permissions'.

Informative(s)

- 1 The proposed development lies within an area which could be subject to current coal mining or hazards resulting from past coal mining. Such hazards may currently exist, be caused as a result of the proposed development, or occur at some time in the future. These hazards included:
 - Collapse of shallow coal mine workings;
 - Collapse of, or risk of entry into, mine entries (shafts and adits);
 - Gas emissions from coal mines including methane and carbon dioxide;
 - Spontaneous combustion or ignition of coal which may lead to underground heatings and production of carbon monoxide;
 - Transmission of gases into adjacent properties from underground sources through ground fractures;
 - Coal mining subsidence
 - Water emissions from coal mine workings.

Applicants must take account of these hazards which could affect stability, health & safety, or cause adverse environmental impacts during the carrying out their proposals and must seek specialist advice where required. Additional hazards or stability issues may arise from development on or adjacent to restored opencast sites or quarries and former colliery spoil tips.

Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action. In the interests of public safety the Coal Authority is concerned that risks specific to the nature of coal and coal mine workings are identified and mitigated.

The above advice applies to the site of your proposal and the surrounding vicinity. You must obtain property specific summary information on any past, current and proposed surface and underground coal mining activity and other ground stability information in order to make an assessment of the risks. This can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

- 2 The developer must contact Highways & Engineering prior to any work commencing on-site, to gain all necessary technical and legal approvals relating to the creation/alteration/reinstatement and removal of permanent or temporary vehicular access(es) to the highway.
- 3 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.