

Development Management
Planning and Building Control
Barnsley MBC
PO Box 634
S70 9GG

24 January 2024

PLANNING PORTAL REFERENCE: PP-12744857

Dear Sir/ Madam,

**RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 10,
13, 15 AND 16 OF OUTLINE PLANNING PERMISSION 2018/0864**

**AT ASHROYD BUSINESS PARK, ASHROYDS WAY, PLATTS COMMON,
BARNLEY**

Spawforths have been instructed on behalf of our client, Network Space, to submit an application to discharge conditions 10, 13, 15 and 16 pursuant to the above outline planning permission (ref: 2018/0864) at Ashroyds Business Park which was granted permission 11 July 2018.

Outline planning permission was for the *'Development of the site for employment uses within use classes B1 (B) Research and Development, B1(C) Light Industrial, B2 General Industrial and B8 Storage and Distribution with ancillary offices 9,180m2 GEA and associated access, parking and circulation areas, infrastructure and landscaping (Outline with all matters reserved)'*.

In accordance with the agreed procedure of the Council, the application is submitted via the Planning Portal. The fee for this application has been calculated at £145.00 (plus £64.00 service charge), which will be paid electronically via the Planning Portal (Portal ref: **PP-12744857**).

The following documents form the submission package for this condition discharge application:

- Cover letter (this letter) prepared by Spawforths – ref: P4153-SPA-LT-TP-0005-B
- Noise and Dust Management Plan prepared by Ardent Consulting Engineers – ref: 2307000-01
- Arboricultural Survey Report prepared by Smeeden Forman – ref: SF3476

Spawforths

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- Tree Protection Plan prepared by Smeeden Forman – ref: SF3476 TPP01
- Tree Survey Plan prepared by Smeeden Forman – ref: SF3476 TS01
- Pre-start Highways Condition Inspection prepared by William Saunders – ref: 10770-WMS-ZZ-XX-T-39001-S8-P2
- Construction Management Plan prepared by Rawlings Safety and Training Consultancy Services Ltd – ref: No.1

Condition Discharge

Outline planning permission was granted for this application (ref: 2018/0864) on 3 October 2018. The documents outlined above are considered to be sufficient to discharge the following conditions:

Condition 10:

Prior to any work commencing, the applicant shall submit to the Local Planning Authority for their approval a noise and dust management plan detailing how they will control noise and dust during construction. Once approved the applicant shall adhere to the noise and dust management plan at all times.

Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.

A Noise and Dust Management Plan has been submitted which considers the noise and dust during the construction phase of the development. A series of mitigation measures are outlined which include communications, site management, monitoring, preparing and maintaining the site, operating vehicles/ machinery and sustainable travel, waste management, construction and trackout.

Noise limits have been set based on the measured ambient noise levels across the site, informed by guidance in BS 5228:2009+A1:2014. Control measures will focus on the source of noise, in line with best practice noise control. All other best practice methods to control noise will be employed and regularly reviewed. Best practice dust control measures will be employed at the Site and continuous particulate monitoring undertaken to enabling a targeted and immediate response to elevated dust concentrations.

The developer will ensure regular communication with neighbouring sensitive receptors is maintained and any feedback acted upon where appropriate. The recommendations included within the Management Plan are considered to satisfy the requirements of this condition.

Condition 13:

No development or other operations being undertaken on site shall take place until the following documents in accordance with BS 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

- *Tree survey*
- *Arboricultural impact assessment*
- *Tree protective barrier details*
- *Tree protection plan*
- *Arboricultural method statement*

Reason: To ensure the continued well-being of the trees in the interests of the amenity of the locality.

An Arboricultural Survey Report, Tree Protection Plan and Tree Survey Plan have been submitted in support of discharging condition 13. The trees have been surveyed in accordance with BS 5837:2012.

The extent of the proposed tree works are indicated within Tree Protection Plan. A band of trees along groups G5 and G7 will need to be removed or cut back to facilitate development. These groups are Category C trees which are of low quality and value with a minimum 10 years life expectancy, or young trees of low value with a stem diameter of less than 150mm. A young tree in category C should not be regarded as a significant constraint as it can be easily replaced with new planting. The removal of trees from the edge of these groups will be mitigated with new tree planting. Appropriate species selection will take account of the mature tree sizes and existing available space and site conditions.

The information provided is considered to be consistent with the requirements of the condition and therefore, sufficient to discharge.

Condition 15:

Prior to any works commencing on-site, 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. On 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 developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: In the interests of Highway safety and in accordance with Core Strategy policy CSP.

A Pre-start Highway Condition Survey has been prepared by William Saunders to enable the condition to be discharged. This survey has recorded the condition of the adoptable highway leading to the two development sites, known as Plot 4B and Plot 5 at Ashroyds Business Park, prior to construction starting.

A series of photographs have been included within the survey which detail the current conditions of the public highway, including carriageways and footways.

The information provided is considered sufficient to satisfy the condition.

Condition 16:

No development shall take place, including any works of demolition, 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*
- *Measures to prevent mud/debris being deposited on the public highway*

Reason: In the interests of highway safety, residential amenity and visual amenity and in accordance with Core Strategy Policy CSP 26, New Development and Highway Improvement, and CSP 29, Design.

A Construction Management Plan has been prepared by Rawlings Safety and Training Consultancy Services Ltd outlining the necessary actions and steps put in place to ensure that the development is carried out in a safe and secure manner. This is considered to be sufficient information to discharge the condition.

Conclusion

We trust that the submitted information is sufficient to discharge conditions 10, 13, 15 and 16 of outline planning permission ref: 2018/0864. Should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

LAURA YOUNG BA (Hons) AssocRTPI

Planner

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Encs: As detailed above
Cc: Brian King, Network Space
File ref: P4153-SPA-LT-TP-0005-B