



GRANT OF OUTLINE AND FULL PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0647

To Cushman & Wakefield LLP
St Paul's House
23 Park Square South
Leeds
LS1 2ND

DESCRIPTION Hybrid planning application for a development up to 103,086sqm of employment uses (use classes B1/B2 and B8) and associated works including access roads, drainage and landscaping, a) Outline seeking approval over means of access and scale across 2 development plots (plots 2&3) of up to 71,515sqm floorspace; and b) full application for the development of plot 1 (31,571 sqm floorspace for use B8), associated earthworks and creation of access points including new roundabout to link with Hoyland south Masterplan Area (Local Plan references HS68, HS65, HS61, HS58, HS6, SL5)

LOCATION Land to the west of Sheffield Road, Hoyland, Barnsley

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 08/07/2020 and described above.

THIS DECISION IS SUBJECT TO THE TERMS OF THE AGREEMENT MADE UNDER SECTION 106 OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED).

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of 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 (Nos) and specifications as approved unless required by any other conditions in this permission

4400-001 P28 Masterplan
4400-209-P02 Roof Plan (solar panels on office)
4400-100-P06 Location Plan
4400-101-P10 Site Plan
4400-102-P05 Application Redline Plan
4400-103 -P07 External Materials Plan
4400-104-P02 Site Sections
4400-200-P04 GA Unit Plan
4400-201-P05 GA Office Plans
4400-202-P01 VMU Plan Elevations Sections
4400-203-P01 Security Gatehouse Type A and B
4400-300-P09 Building elevations
VC-103210-EN-AQRP-001 Air Quality Assessment
VC-103210-EN-AQRP-0003_R00 Air Quality Assessment Addendum
Hoyland DBA-161219
9295 DAS Rev D
9295-L-103B Illustrative layout
9295-L-104C Parameters Plan
9295-L-105B GI Plan
9295-L-106A site Plan
DS01 P04 Bound
D-0300 P06 Drainage Strategy Sheet
D-0301 P07 Drainage Strategy Sheet
D-0302 P09 Drainage Strategy Sheet
D-1300-P05 Proposed Surface and Foul Drainage
D-1030-P02 Plot 1 Hermes Drainage Design
RCEF76268 Flood Risk Assessment -001
DS01-P03 Drainage Strategy Report
9295 Biodiversity Enhancement Management Plan REV A
9295 Biodiversity Enhancement Management Plan REV A Appendix A
9295 Biodiversity Impact Assessment Report REV A
9295 Bat and Barn Owl Report
9295 Ecological Appraisal Final
9295 GCN and Reptile Report Final
9295 WBS Report Final
AG3080-19-AJ70 Desk Study Report for Hoyland Common
AG3080-19-AJ77 Phase 1 Coal Mining Risk Assessment for Hoyland Common
AG3080-19-AK38 Coal Mining Risk Assessment for Balancing Pond
AG3080-19-AK21 Ground Investigation Report for Hoyland Common
AG3080-19-AK40 Ground Investigation Report for Balancing Pond
DR-CR-001 P02 Link Road General Arrangement 1 of 3
DR-CR-002 Link Road General Arrangement 2 of 3
DR-CR-003 Link Road General Arrangement 3 of 3
0890 P02 Swept Path analysis 1 of 4
0891 P02 Swept Path analysis 2 of 4
0892 P02 Swept Path analysis 3 of 4
0893 P02 Swept Path Analysis 4 of 4
DR CR SK0896 P04 Link Rd Bus Stops swept paths

0894-P01 Link Road General Arrangement Plot 4 access
001-P04 Link Road Design Statement
DR-C-1600 P02 Proposed levels
DR-C-0802-P04 Longitudinal Sections
DR-CR-0807-P05 Link Road legal areas
DR-CR-0808-P05 Design parameters
DR-CR-809-P05 Pavement types
DR-CR-810 P04 General Arrangement
DR-CR-811 P02 Alterations to existing signage
DR-CR-811-P02 Proposed Direction signage
DR-CR-880-P03 typical sections
2020-09-01-3560 Hoyland Commercial Land Transport Assessment Issue v1.1 Rev C
2020-06-10-3560-Hoyland Commercial Land Framework Travel Plan Issue v1.1
Noise Impact Assessment VC-103210-EN-RP-0001
Noise sensitivity test VC-103210-EN-RP-003
Hoyland L10 data no mitigation
Hoyland Receptor R5 EDIT
Receptor R5 change
d260520_ Newlands Barnsley Breeam 2018 New Construction Rev B
Hermes Hoyland energy Statement for Planning - Rev C
NWK 200022 Hoyland West Newlands Sustainability Statement
Arboricultural method Statement by FPCR REV A
Arboricultural Assessment
Appendix C Tree Plans
Tree Pit staking and plant protection details HOY-BCA-ELS-X.X-DR-L-2044/20-02-S8 P1
3502-UCL-FR-MU-001 Desktop summary
Environmental Statement volumes 1, 2 and 3
Planning Statement
Statement of Community Involvement
Health impact Assessment
LSUK.20-0564 REV 10 Cricket Boundary Risk Assessment

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 Other than the works agreed under the Construction Method Statement for Enabling Works document, no earthworks, engineering cut/fill operations, construction or highway construction 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 period of engineering operations, highway construction or construction period
The Statement shall provide for:

- i. The parking of vehicles of site operatives and visitors;
- ii means of access for construction traffic
- iii Routing of and means of access for construction traffic including any temporary traffic signing proposals
- iv. Loading and unloading of plant and materials;
- v. Storage of plant and materials used in constructing the development;
- vi. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- vii. Wheel washing facilities;
- viii. Details of the provision of an on-site water supply or water storage facility;
- ix. Measures to control the emission of dust and dirt during earthworks/cut/fill or construction works using dust methodology as set out in Construction Method Statement for Enabling Works document
- x. Measures to control noise emissions during earthworks or cut/fill based on BS 5228-1 and using dust methodology as set out in Construction Method Statement for Enabling Works document
- xi. Measures to control surface water run off / site drainage and/or attenuation
- xii. A scheme for recycling/disposing of waste resulting from earthworks or cut/fill
- xiii. temporary surface treatment of all development plots within the site following completion of cut/fill operations.
- xiv. additional measures to protect the amenity of residents in Green Lane Farm from noise, dust or other impacts during engineering or cut/fill operations

Reason: In the interests of highway safety, residential amenity and visual amenity, in accordance with Local Plan Policies D1, Local Plan policies T4 and Poll 1.

- 4 Other than the works agreed under the Construction Method Statement for Enabling Works document, no works shall commence until a phasing plan and arrangements have been submitted to and agreed in writing with the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4.

- 5 No vegetation clearance shall take place between the months of March and August inclusive unless nesting birds have been shown to be absent by a suitably qualified ecologist in accordance with written details to be submitted and approved by the Local Planning Authority.

Reason: In the interests of biodiversity and in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

- 6 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. Appropriately timed interim surveys will be agreed with the Local Planning Authority prior to commencement of initial survey. On completion of the development a final 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. Agreement shall include provision for:

- (i) a condition survey (including structural integrity) of the adopted highways to be used by construction traffic to be carried out in association with the Local Highway Authority. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken which shall comprise
 - a. A plan to a scale of 1:1250 showing the location of all defects identified
 - b. A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.
- (ii) The methodology of subsequent surveys of the state of the highways, on completion of each plot or phase of development (or other milestone in the development) identifying defects attributable to the traffic ensuing from the said phase of the development.
- (iii) The timing of any necessary remedial works to be completed which shall be at the developer's expense.

The details once approved shall be carried out in accordance with the said approval.

Reason: In the interest of highway safety, in accordance with Local Plan policy T4.

- 7 Development of the proposed link road and connection to existing roundabout to the north of the site shall not be commenced until full engineering, drainage and street lighting and constructional details of the proposed link road and connection to the existing roundabout have been submitted to and approved in writing by the LPA. Details for each of the bus stops shall be provided and include the location, shelter design, seating, realtime information provision and, formation including layby requirements and timing of provision of the bus stops. The development shall, thereafter, be constructed in accordance with the approved details.

Reason: In the interests of highway safety and in accordance with Local plan Policy T4 New development and Transport Safety.

- 8 No phase of works shall commence until a Construction Traffic Management Plan (CTMP) for that phase of development is submitted to and subsequently approved in writing by the LPA. The approved plan shall be adhered to throughout the construction phase. The CTMP shall contain information relating to (but not be limited to):
1. Volumes and types of construction vehicles
 2. Identification of delivery routes
 3. Identification of agreed access point
 - 4 Contractors method for controlling construction traffic and adherence to routes
 - 5 Construction period
 6. Temporary signage in consultation with Highways England
 - 7 Measures to control mud and dust being transferred to the public highway
 - 8 Temporary traffic management arrangements required to the existing highway Network

Reason: In the interests of highway safety and in accordance with Local Plan Policy T4.

- 9 During the operational phase of Plot 1, the sound level calculated at the façade containing windows to habitable rooms of any dwelling shall not exceed 51 dB (LAeq, 1 hour) during the daytime (07.00 - 23.00) and 51 dB (LAeq 15 mins) at night (23.00 - 07.00) excluding the contribution from reflections from that façade.

Reason: To minimise noise impacts of existing residents and in accordance with Local Plan Policy Poll1.

- 10 Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 900mm above the level of the adjacent highway carriageway.

Reason: In interests of highway safety and in accordance with Local Plan Policy T4.

- 11 Upon commencement of development of Plot 1, a scheme shall be submitted for approval in writing to the Local Planning Authority. The scheme shall identify which species of tree listed in the approved Landscape Species Schedule HOY-BCA-ELS-XX-DR-L-2044/20-01-S8 REV P5 shall be planted in the locations identified on the approved landscape plans. Once approved the scheme shall be implemented in full.

Reason: To ensure a high a proportion of large growing native species are planted to ensure maximum longevity and amenity and environmental benefit and In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 12 All planting, seeding or turfing comprised in the approved details of landscaping in condition 11 above shall be carried out in the first planting and seeding seasons following the occupation of the building 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 others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan Policy D1 Design.

- 13 A landscape management plan, including long term design objectives, for a minimum of 10 years, management responsibilities and maintenance schedules for all landscaped areas for the landscape plans hereby approved, 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 specifications shall include but not be limited to proposals for maintenance of the ecological enhancement areas where not covered in condition 42 below, boundary treatment (excluding on-plot boundary treatment), fencing to public rights of way, management responsibilities and maintenance schedules for all the non-plot landscape areas. The measures in the approved landscape management plan shall thereafter be carried out in accordance with the approved plan.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity and D1 Design.
- 14 The Travel Plan hereby approved shall be implemented in accordance with the measures set out therein. Within three months of occupation, detailed travel plans, for each individual unit, shall be prepared, submitted to and agreed in writing with the LPA together with evidence of the implementation of measures set out in the Framework Travel Plan.
Reason: To support sustainable transport objectives in accordance with Local Plan Policy T3.
- 15 On commencement of construction of Plot 1 and with each reserved matters application, details shall be submitted to the Local Planning Authority of the type and design of boundary treatments to be erected for each plot. The boundary treatment shall include dry stone walls at the mouth of the plot access to the new link road and at the mouth of the plot access to Sheffield Road. The details shall identify the location, height, extent, materials of all boundary treatments including coursing of the dry stone wall. Thereafter the agreed boundary treatments and dry stone walling shall be constructed prior to the occupation of the plot.
Reason: To reflect local character and in the interests of good design in accordance with Local Plan Policy D1 and GD1.
- 16 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1300 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.
- 17 Upon completion of Plot 1 a certificate shall be provided to the Local Planning Authority demonstrating that the very good standard for BREEAM as set out in the preliminary report by Couchperry Wilks has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.
Reason: To enable delivery of efficient and sustainable design and construction in accordance with Local Plan Policy CC2.

- 18 The development of each plot or plots hereby permitted shall not be commenced unless and until approval of the following reserved matters for each plot or plots has been obtained in writing from the Local Planning Authority:-

- (a) the layout of the proposed development.
- (b) scale of building(s)
- (c) the design and external appearance of the proposed development.
- (d) landscaping

Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

- 19 Application for approval of the reserved matters shall be made for Plots 2 and 3 as shown on indicative masterplan 4400 01 P28 within the expiration of 5 years of the date of issue of this permission. Thereafter development shall be begun before the expiration of 2 years from the date of approval of the last reserved matters to be approved.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990 and in accordance with Hoyland West Masterplan.

- 20 The proposed layout in reserved matters submissions shall substantially accord with the approved masterplan. Buildings shall be located no closer to the southern boundary of the site than is shown on the indicative masterplan 4400 01 P28.

Reason: To ensure the development conforms with the approved outline planning permission, to protect residential amenity, provide and to provide sufficient space for landscape screening to reduce impacts on visual amenity and in accordance with Local Plan Policy D1 and GD1.

- 21 Other than Plot 1, buildings heights shall not exceed 12.5m to eaves where the building is 20,000sqm or less, and shall not exceed 15m eaves height where buildings are over 20,000sqm.

Reason: In the interests of visual amenity in the locality and wider landscape and in accordance with adopted Hoyland West Masterplan and Local Plan GD1.

- 22 The development of Plot 2 hereby approved shall not exceed a maximum of 46,154sqm B8 use as identified on indicative masterplan 4400 01 P27. Plot 3 shall comprise only B1 and B2 uses. The details of both plots shall be submitted as part of the application for approval of reserved matters.

Reason: To ensure the development conforms with the approved outline planning Permission and stays with the maximum assessed level of development as set out in the adopted Hoyland West Masterplan.

- 23 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended by The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 (or any Order revoking or re-enacting that Order with or without modification), business uses (previously B1a, b) and c) and B2 uses will be permitted on plot 3 only.

Reason: To ensure that types of development permitted within the adopted masterplan area is limited to the levels within the masterplan area to protect employment uses and in accordance with Local Plan Policy E4 and the Hoyland West Masterplan Framework.

- 24 The site is located within a Coal Authority coal mining referral area due to extensive mining history. As detailed in the Applied Geology desk top study report ref AG3080-19-AJ70, Applied Geology Coal Mining Risk Assessment ref AG3080-19-AJ77, Applied Geology Ground investigation reports ref AG3080-19-AK21 and AG3080-19-AK40 the development must therefore be designed in consideration of the mining legacy subsidence risks and shall include but not be limited to the reengineering of opencast fill and the use of appropriate building foundation and service designs to mitigate mining legacy risks.
- The development must be undertaken in compliance with Construction Industry Research and Information association publication C758D "Abandoned Mine Workings Manual" where applicable.
- Responsibility for securing a safe and development rests with the developer and/or landowner"
- Reason- To satisfactorily deal with unstable land, in accordance with Local Plan Policy CL1 Land stability NPPF sections 178 a,b,c. 179 and 170 e & f.**
- 25 Other than the approved enabling works no development shall take place on any plot unless the following details for that plot have been submitted to and approved in writing by the local planning authority.
1. full foul and surface water drainage details
 2. a scheme for the provision and implementation of a surface water run-off limitation
 3. full details of structural condition including CCTV survey and exact route of the watercourse
 4. works to provide outfall or surface water
- 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 unless otherwise agreed in writing with the Local Planning Authority.
- Reason: To ensure proper, sustainable drainage of the area in accordance with Local Plan Policy CC3 and CC4 and to maintain the structural integrity and proper functioning of the existing culverted watercourse.**
- 26 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification), no building or structure shall be placed or erected within 3 metres, measured horizontally, of any watercourse.
- Reason: To prevent damage to the existing culverted watercourse in accordance with Local Plan policy CC3 and CC4.**

- 27 The following detailed plans shall accompany the application for the approval of reserved matters for plots 2 and 3;

a) Details of the proposed external facing materials for each plot. The details, specifications, and colours shall be of neutral greens, browns or beige as set out on page 42 of the adopted Hoyland West Masterplan Framework document and shall be shown on the elevation plans and any associated imagery that is submitted in support of the application. Roof colours should be darker shades.

b) photo montages of the proposals within a Landscape and Visual Impact Assessment.

c) 3D aerial view and 3D perspective views shall be submitted to illustrate the submitted details, the latter as seen from ground level which shall show the buildings in their setting of:

- 1.the Hoyland Gytratory to the north of the site
- 2.the proposed housing of the Hoyland West Masterplan Framework area,
3. Heritage areas e.g. Wentworth,
- 4.existing housing bordering the Hoyland West Masterplan Framework Area.

Thereafter the development shall be carried out in accordance with the details approved by the Local Planning Authority.

Reason: to enable the built form to be considered in their wider setting, and to ensure their visual impact on important views and existing residential properties is able to be adequately assessed and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 28 Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all structures, road levels and any proposed alterations to 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 in accordance with Local Plan Policy D1 design.

- 29 Notwithstanding the submitted ecological appraisal, detailed plans shall be submitted with each Reserved Matters application indicating biodiversity mitigation and enhancement measures to be undertaken within each plot, including long term management, for each plot. Thereafter the development shall proceed in accordance with the approved details.

Reason: To conserve and enhance biodiversity in order to achieve 10% net gain from FPCR baseline in accordance with Local Plan Policy BIO1.

- 30 On commencement of the development of any plot, detailed specifications of agreed air quality mitigation measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be thereafter be undertaken in accordance with the approved details

Reason: In the interests of minimising the impact of the proposal on air quality in accordance with Local Plan Policy Poll 1.

- 31 Details shall accompany each reserved matters application setting out a preliminary assessment of the buildings BREEAM rating which shall be submitted for approval in writing to the Local Planning Authority. The assessment shall:
- a) Identify what measures shall be used to achieve BREEAM standard of 'very good' or equivalent;
 - b) consider the use of green roofs or partial green roofs to achieve BREEAM standard of "very good" or equivalent standard
 - c) Where the BREEAM standard of 'very good' or equivalent standard cannot reasonably be achieved the assessment shall justify why not; and
 - d) Shall identify what standard shall be achieved.
 - e) Upon completion of the development, a certificate shall be provided to the Local Planning Authority demonstrating that the agreed standard has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.

Reason: To enable delivery of efficient and sustainable design and construction in accordance with Local Plan Policy CC2.

- 32 Each reserved matters application shall be accompanied by the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction:

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

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

- 33 Each reserved matters application shall be accompanied by 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 shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of each building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

- 34 Other than the approved enabling works, no construction works shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary of each plot have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand -off or protection measures are to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

Reason: In the interest of public health and maintaining the public water supply and in accordance with Local Plan Policy Poll1.

- 35 Prior to the start of construction of any plot, details of measures to facilitate the provision of gigabit-capable full fibre broadband for the 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
Reason: In order to ensure compliance with Local Plan Policy I1 Infrastructure and Planning Obligations.
- 36 Prior to the first occupation of each plot of the development hereby permitted, all pedestrian and cycle access and egress links, bicycle and motorised vehicle parking areas and space for all vehicles to turn and re-enter the highway in a forward gear, shall be constructed in accordance with the approved plans and in accordance with cycle parking standards set out in adopted SPD Sustainable travel in accordance with cycle parking standards Section 8 and table 2 contained therein. A turning head shall also be provided at the end of Sheffield Road
All such areas shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the LPA and retained thereafter available for that specific use
Reason: In interests of satisfactory development and highway safety in accordance with Local Plan Policy T4 new development and Transport Safety.
- 37 On commencement of engineering/construction operations for any plot or phase, details of temporary lighting shall be submitted to and approved by the Local Planning Authority. Details shall include the location, orientation, angle and luminance of the lighting and shall be designed to ensure light pollution does not affect residential amenity or harm wildlife. Thereafter the approved details shall be implemented in full.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.
- 38 Prior to the occupation of each plot full details of permanent security 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 and shall be designed to ensure light pollution does not affect residential amenity or harm wildlife. The approved details shall be implemented on each plot prior to occupation of the building of the use and retained as such thereafter.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.
- 39 Any oil and chemical storage tanks to be constructed within the application site shall be sited on an impervious base and surrounded by a liquid retentive bund wall. The bunded area shall be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges shall be enclosed within its curtilage. The construction should be in line with the most up to date guidance for design of storage tanks.
Reason: For the purposes of avoiding pollution of groundwater and in accordance with Local Plan Policy POLL1.

- 40 Each reserved matters application shall be accompanied by a noise impact assessment at sensitive receptors. The assessment shall be accompanied by details of all mechanical services and ventilation plant to be installed and details of all external operations (e.g. loading/unloading, vehicle manoeuvring etc) within the plot boundary. The assessment shall demonstrate that the background noise levels at receptors identified in Noise Impact Assessment VC-103210-EN-RP-001 dated 16th June 2020 and Noise sensitivity test VC-103210-EN-RP-003 dated 4 September 2020 shall not be exceeded. Any mechanical services and ventilation plant must be installed and operated in accordance with manufacturers' instructions at all times.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

- 41 The development hereby approved shall comply with the biodiversity mitigations and compensation measures set out in the recommendations in the ES volumes 1, 2 and 3 unless otherwise superseded by later ecological reports detailed below.

- Biodiversity Impact Assessment report REV A by FCPR received 1/10/20.
- Biodiversity Enhancement Management Plan REV A and Appendix A by FCPR received 2/10/20.

Reason: For reasons of clarity and to secure appropriate biodiversity and ecology mitigation and enhancement in accordance with Hoyland West Masterplan Framework, and Local Plan Policy BIO1.

- 42 Notwithstanding submitted details, a further great-crested newt survey of off-site pond P5 (as detailed in the GCN report from FPCR dated June 2020 contained within the ES Vol 3) shall be undertaken in spring 2021. Subsequently a report of the survey findings shall be submitted to the Local Planning Authority by 31 July 2021.

Reason: In the interests of identifying local of protected species to prevent potential impacts as a result of development and in accordance with Local Plan Policy BIO1.

- 43 Prior to undertaking any alterations to the access point onto Hoyland public footpath no. 27 from Sheffield Road, a scheme detailing existing and proposed levels, extent of works, existing and proposed surfaces, and including but not limited to specification of works, details of signage and/or barriers, shall be submitted to the Local Planning Authority for approval in writing. Thereafter the agreed scheme shall be implemented in full.

Reason: To safeguard public access on the public footpath in the interests of Local Plan Policy T3 and GS2.

- 44 Upon commencement of development details of the design, height and layout of ball stop mitigation based on the Labosport Boundary Risk Assessment LSUK.20-0564 in relation to the cricket field, including details of the management and maintenance, shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The approved details shall be installed prior to commencement of the 2021 cricket season and shall be retained, managed and maintained as such thereafter.

Reason: To enable the cricket field to be used for sport without causing nuisance and damage to users of the access road and to accord with Local Plan Policy T4.

- 45 No development shall commence on the existing football pitch until details of the method and type of seeding to the infill area over the running track of the realigned football pitch including a timetable for the completion have been submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The approved details shall be carried out in full in accordance with the approved timetable.
Reason: To ensure the realigned football pitch is fit for purpose and safe to play pitch sport on and to accord with Local Plan Policy GS1.
- 46 Notwithstanding submitted details, on commencement of the development a scheme for the installation of a 3m wide shared user footway/cycleway along the eastern side of the proposed link road between cross keys roundabout and the proposed Roundabout on Sheffield Road shall be submitted to the LPA for approval in writing. Thereafter the approved scheme shall be implemented in accordance with the phasing scheme as set out in condition 4 above.
Reason: To promote sustainable travel in accordance with Local Plan Policy T3.
- 47 Each reserved matters application for plots 2, 3 shall be accompanied by a noise impact assessment, carried out in line with BS4142:2014, which details the sound impacts of the use of the plots and outlines mitigation measures which shall inform the layout and design of the proposal.
Reason: To protect amenity of future residents from potential noise pollution from adjacent employment uses in accordance with Local Plan Policy Poll1.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

1	Planning permission does not infer any other consent is given and it is the responsibility of the applicant to ensure that all other permissions are in place before development commences. The developer must contact Highways, Engineering & Transportation on 01226 773555 prior to any work commencing on-site, to gain all necessary technical and legal approvals relating to the creation/alteration/reinstatement and removal of vehicular accesses to the highway.
2	The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking this work you must enter into a highway agreement with the Council under S278 of the Highways Act, 1980, specifying the extent of works, the works, and the terms and conditions under which these are carried out. Fees are payable for the drafting of the agreement, approval of the highway details and inspection of the works. For more information or to apply, please contact Highways Development Control at email HighwaysDC@barnsley.gov.uk or call to 01226 773555.
3	Road Licences - You are advised that the development hereby permitted requires you to dig up a road, pavement, or grass verge to install or replace service apparatus (gas pipes, electricity cables, sewers), or to place any equipment, materials in , on, above or abutting a highway requires you to have a licence. Further details are available on the BMBC website at: https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/ or by contacting Streetworks@barnsley.gov.uk Public Right of Way - The development abuts / incorporates a Public Right of Way, Footpath /Bridleway / BOAT. You are advised that before undertaking any work you must contact the PROW team to discuss requirements, including the need for any Temporary Traffic Regulation Order to close or divert the PROW for the duration or part of the works on grounds of public safety. For more information, please call on 01226 773555
4	Street lighting design and installation is undertaken by the Local Highway Authority. There is a fee payable for this service and the applicant should make contact with the authorities Street Lighting Team, Tel 01226 770770. Email. Streetlightingdesign@barnsley.gov.uk as soon as possible.
5	A Traffic Regulation Order (TRO) is necessary. You must submit a plan to a scale of 1:1250 of the indicative scheme, along with timescales for the commencement and completion of the development hereby approved. Please be aware that the process is statutory and involves public advertisement of the proposals and the resolution of objections. The outcome of the process cannot be guaranteed. Time based fees are payable for the administrative process, including legal costs, and are separate from the costs of lining, signing and resurfacing required by the TRO. You should expect a minimum of six months to elapse between the LHA's Traffic team confirming that it has all the information necessary to enable it to proceed and the TRO is advertised. You will not be permitted to implement the TRO measures until the TRO has been sealed. For more information and arrangements contact Traffic by emailing Traffic@barnsley.gov.uk

6	Fees associated with the required condition survey together with any necessary remedial works and any relevant s278 agreement are to be borne by the developer. The applicant should make contact with Highways Development Control, Tel. 01226 772033/772170. Email. HighwaysDC@barnsley.gov.uk for further information prior to commencement
7	The contractor shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the public highway is an offence under provisions of the Highways Act 1980.
8	S38 Streets to be Adopted - The development hereby approved includes the construction of new highway. To be considered for adoption and on-going maintenance at public expense, it must be laid out and constructed to the BMBC engineering standard details and to the terms of phasing of the development. You are advised that you must enter into a highway agreement under s38 of the Highways Act 1980. Fees are payable for the drafting of the agreement, approval of the highway details and inspection of the works. For more information or to apply, please contact Highways Development Control on email HighwaysDC@barnsley.gov.uk or call to 01226 773555 prior to any work commencing on site. Please note that it is necessary to gain all technical and legal approvals for all street road details from the LHA prior to submission of such approved details to the LPA to discharge conditions within this consent. Road Safety Audit - appropriate RSA's are required in accordance with DMRB GG119 as part of the S38 adoption process. All relevant technical information shall be made available to the safety audit team.
9	Definition: What is full-fibre? Full-fibre networks use fibre optic cables to connect the exchange directly to each premises. Full-fibre connections are capable of delivering speeds greater than 1 gigabit per second (Gbps; 1 Gbps is equal to 1000 Mbps). Full-fibre networks are more reliable than copper-based networks and cheaper to maintain and operate. Full-fibre networks are also important for supporting high capacity mobile broadband networks, particularly future 5G networks. Full-fibre networks, also referred to as fibre-to-the-premises (FTTP) or fibre-to-the-home (FTTH), consist of fibre optic cables running from the local exchange directly to each premises. Fibre optic cables transmit data using light and can carry more data with faster speeds and significantly less signal loss with distance compared to copper cables.
10	The question of instability has been a material planning consideration and resolution of this issue does not necessarily imply that the requirements of any other controlling authority would be satisfied; in particular, the granting of planning permission does not give a warranty of support or stability
11	The granting of planning permission does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, n 01226-772576, or directly from www.naturalengland.org.uk
12	Public Rights of Way may be affected during the construction stage of this development, and you should contact Mrs Sarah Ford (tel: 01226 772696) Rick Catling (tel: 01226 772569) to discuss the possible need for a temporary closure or diversion.

13	Secured by Design (SBD) is a crime prevention initiative operated by the Police Services of the United Kingdom. Secured by Design Commercial 2015 is one of several guidance documents that aim to reduce crime in the built environment https://www.securedbydesign.com/guidance/design-guides Further information about risk management in both new and existing commercial buildings can be obtained from the SBD partner initiative 'Secured Environments' at www.securedenvironments.com
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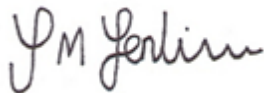
Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- *a fine of up to £50,000 and*
- *up to six months imprisonment on conviction.*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 09 November 2020



Joe Jenkinson
Head of Planning and Building Control

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

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.