Development Service
David Shepherd
Service Director Economic Regeneration, Development Management
P.O. Box 604, Barnsley S70 9FE

Mr Matthew Hall
Kilmartin Plowman & Partners Ltd.
Lodge House
12 Town Street
Horsforth
Leeds
LS18 4RJ

My ref: 2015\ENQ\00100
Your ref:
Enquiries to: James Hyde
Email: developmentmanagement@barnsley.gov.uk
Dial Direct: 01226 772683
Fax:
Date: 09/06/2015

Dear Mr. Hall

Description: Discharge of conditions 3, 4, 6, 7 & 8 of application 2014/0641 – 'Erection of 16 no. dwellinghouses and associated works'.

Location: Land adjacent to St Thomas' Church, Bank End Road, Worsbrough, Barnsley, S70 4AS

Condition 3: 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 proposed materials are:

Walls – 'Dorchester Red' brickwork with coloured mortar
- Facing stonework Marshalls 'Cromwell Pitch Face Buff'
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Roof – Russell 'Grampian' concrete in slate grey

Windows – uPVC imitation sash windows in white with argon filled double glazing panels

Doors – uPVC in white

The materials outlined above are considered to be acceptable for the development and reflect the existing materials within the immediate area. As such, the requirements of condition 3 have been met. The development shall be carried out in accordance with the approved details.

Condition 4: This condition required that 'no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the design and position of boundary treatment to be erected'.

The details shown on plan numbers 1613-803 'Boundary Treatment Plan' and 1613-220-C 'Proposed Site Plan' are considered acceptable and meet the requirements of condition 4. The development shall be carried out in accordance with the approved details.

Condition 6: This condition required that '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 revised Construction Method Statement Received on 02/06/2015 has been assessed by the Councils Highways Officer and has now been approved. The approved Statement shall be adhered to throughout the construction period.

Condition 7: This condition required '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'.

We have had confirmation that a satisfactory pre-commencement survey has been undertaken in association with Chris Sanderson, a Senior Engineer in Highways, as such, the first part of condition 7 has been met.

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.

Condition 8: This condition required that 'no development shall take place until full foul and surface water drainage details, including a scheme to maintain or reduce 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'

The Councils Drainage Officer and Yorkshire Water have no objection in principle to:
i) The proposed separate systems of drainage on site with combined off-site.
ii) The proposed amount of domestic foul water to be discharged to the public combined sewer.
iii) The proposed amount of curtilage surface water to be discharged to the public combined sewer (at a restricted rate of five litres/second).
iv) The proposed point of discharge of foul and surface water to the public sewer.

as submitted on drawing 4222-D1 (revision B) dated 23/12/2014 that has been prepared by JPG.

The developer should also note that the site drainage details submitted have not been approved for the purposes of adoption or diversion. If the developer wishes to have the sewers included in a sewer adoption/diversion agreement with Yorkshire Water (under Sections 104 and 185 of the Water Industry Act 1991), they should contact our Developer Services Team (tel 0345 120 84 82, Fax 01274 303 047) at the earliest opportunity.

Sewers intended for adoption and diversion should be designed and constructed in accordance with the WRc publication 'Sewers for Adoption - a design and construction guide for developers' 6th Edition, as supplemented by Yorkshire Water's requirements.

If you require any further advice or information please do not hesitate to contact me.

Yours sincerely

For and on behalf of The Planning Manager

CUSTOMER SERVICE EXCELLENCE