BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2014/1549

To BarhaleWSP
Livingstone House
Chadwick Street
Leeds
West Yorkshire
LS10 1LJ

DESCRIPTION Formation of grass embankment within the existing grass field to give cover to new sewer

LOCATION Field to the North of the Former Yorkshire Home Improvements, Hoyle Mill Lane, Thurlstone, Sheffield, S36 9PZ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 18 December 2014 and described above.

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 and specifications as approved unless required by any other conditions in this permission:
Y13806/CC/021 REV C plan and long section of sewer sheet 1 of 2
Y13806/CC/022 REV C plan and long section pf sewer sheet 2 of 2
Y13806/CB/046 REV B Ground modifications
Y13806/PA/076 REV A Location Plan
Y13806/PA/077 REV A Existing and Proposed Site Plans
Design and Access Statement
Flood Risk Assessment dated November 2009 by Cromwell Wood Estate Co Ltd
Flood Risk Assessment dated November 2014 by GHA Livigunn
Appendix B Hydrological Modelling of River Don. Report by JBA Consulting Report
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

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

Signed
Service Director Economic Regeneration, Development, Environment & Culture

Dated 05 February 2015

Development Service **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

3 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 1400 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 Core Strategy Policy CSP 40, Pollution Control and Protection.

4 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
-The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
-Wheel washing facilities
-Measures to control the emission of dust and dirt during construction
-Measures to control noise levels during construction
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.

5 Ground raising is only to take place within the defined areas as shown in the "14_1549 Ground Modifications Y13806-CB-046-B.pdf ", "14_1549 Existing and Proposed Site Plans Y13806-PA-077-A.pdf" and "14_1549 Plans Appendix A.pdf" documents. In addition ground raising is to be no higher than that shown in the supporting documents
Reason: To ensure that any ground raising does not increase flood risk to others and in accordance with Policy CSP 4 of the Core Strategy.

6 No ground raising is to take place in the area of flood zone 3 that connects the river to the adjacent fields.
Reason: To ensure that any ground raising does not increase flood risk to others and in accordance with policy CSP 4 Flood Risk.

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 consideration is given to using locally sourced materials from the adjacent fields in flood zone 3 to use for the ground raising, rather than importing materials from elsewhere

2 If any waste is to be used onsite, the applicant will be required to obtain the appropriate waste exemption or permit from us. We are unable to specify what exactly would be required if anything, due to the limited amount of information provided. The applicant is advised to refer to guidance on the Environment Agency website http://www.environment-agency.gov.uk/subjects/waste

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.

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