



**Growth and Sustainability
Regeneration and culture
Planning and Building Control**
Head of Service: Garry Hildersley

Mr Peter Wade
Peter Wade Consultancy
Stockrail House
Waggon Lane
Upton
WF9 1FE

My Ref: 2023/1088
Your Ref:
Date: 04/04/2024
Enquiries to: James Hyde
Direct Dial: 01226 772683
E-Mail: jameshyde@barnsley.gov.uk

Dear Mr Wade,

Description: Discharge of conditions 7 (Landscaping), 10 (CMS), 13 (Drainage) and 15 (Trees) relating to application 2020/0705.

Location: Old Mill Lane including Old Mill Lane Bridge to the east of the Asda Store. Old Mill Lane bridge crosses over the River Dearne, Barnsley

I received a discharge of conditions application relating to application 2020/0705 which was for '*(Outline application with all matters reserved for the erection of a Car Sales Showroom and forecourt (Sui Generis Use) with associated Car Repair workshop (B2 use) and Car Valeting; with associated offices (class E(g)(i)) within showroom and workshop units; all with associated vehicle display, site servicing and parking areas)*'

Condition 7 states;

Upon commencement of development, 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 the building(s).

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

The details contained on the submitted Site Plan (Ref: 3450/10-Rev F) are appropriate for the development and, as such, the upon commencement element of condition 7 is hereby discharged.

Condition 10 states;

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 Local Plan Policy T4 New Development and Transport Safety and Local Plan Policy D1 High Quality Design and Place Making.

The submitted Construction Method Statement (Ref: PWC/3450 CMS) and associated Construction Method Statement Plan (Ref: 3450/12) have been assessed by Highways DM and found suitable for the approved development. As such, the pre-commencement element of condition 10 is hereby discharged. The approved Statement shall be adhered to throughout the construction period.

Condition 13 states;

No development shall take place until:

(a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority:

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways;

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 in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

Yorkshire Water and the Councils Drainage Team have no objection to:

- i) The proposed separate systems of drainage on-site.
- ii) The proposed amount of domestic foul water to be discharged to the public combined water sewer network.
- iii) The proposed point of discharge of foul water to the 300 mm public combined water sewer located within Pontefract Road.

submitted on drawing, Site Plan 3450/10 (revision F) dated 01/09/2023 prepared by Peter Wade Consultancy.

The submitted drawing shows surface water proposed to be drained to soakaway.

As such, the pre-commencement element of condition 13 is hereby discharged. 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.

Condition 15 states;

No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 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 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.

The details and notes on the Site Plan (Ref: 3450/10-Rev F) are acknowledged in terms of the lack of trees on the site and the existing retaining wall separating the site from the existing off-site trees. As such, the pre-commencement element of condition 15 is hereby discharged.

If you require anything further, please do not hesitate to contact me.

Yours Sincerely

James Hyde

James Hyde, BA (Hons), MA, MRTPI
For and on behalf of
Development Management
Garry Hildersley
Head of Service for Planning, Policy and Building Control
www.barnsley.gov.uk/developmentmanagement