BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/1140

To Barton Willmore
14 King Street
Leeds
LS1 2HL

DESCRIPTION Re-instatement of former railway siding including associated unloading and loading infrastructure and security fencing.

LOCATION Monckton Coke and Chemical Works, Lund Hill Lane, Royston, Barnsley, S71 4BD

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 21 October 2013 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 (Nos2570/01-A, 13-07-LA-02-02, 13-07-LA-03-01, WO3817-PLAN-001-1 & WO3817-PLAN-002-1), specifications and reports (Outline Methodology, Arboricultural Report, Statement on Flooding and Drainage, Reptile Survey, Bat Survey, Survey & Assesment for Great Crested Newt and other Amphibian Species &Phase 1 Habitat Survey) as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

3 Prior to the commencement of the development the site and an area of 30m around the site will be reassessed for the possible presence of badger setts. In addition, a method statement shall also be produced which will set out measures to safeguard any local badger populations. This information shall be submitted to, and approved in writing by, the Local Planning Authority.
Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

Stephen Moralee

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

Signed
Head of Planning, Building Control and Sustainability

Dated 18 December 2013

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

4 Prior to undertaking any development works within the rough grassland trees and shrub field adjacent to Lund Hill Lane (as annotated on Existing Situation plan; Drawing Number 13-07-4A-01; Revision 02) a survey to search for Dingy Skipper adults and eggs shall be undertaken. The result of which shall be submitted in writing to, and approved by, the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

5 Prior to the commencement of the development a method statement detailing any reptile clearance works necessary shall be submitted in writing to, and approved by, the Local Planning Authority. In addition, any limbs from felled trees shall be retained onsite to act as hibernacula for reptile species. The development shall be implemented in accordance with the approved details.
Reason: Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

6 Within two months from the granting of planning permission a plan showing the location of the bat boxes shall be submitted to, and approved in writing by, the Local Planning Authority. The boxes shall be sited on semi-mature or mature trees close to the railway siding, over 12 foot above the ground, away from external lighting and with sufficient space free of branches and foliage to allow flying bats to access the box. The development shall be implemented in accordance with the approved details."
Reason: Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

7 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.

8 Prior to undertaking any development works within the rough grassland trees and shrub field adjacent to Lund Hill Lane (as annotated on Existing Situation plan; Drawing Number 13-07-4A-01; Revision 02), full details of the Great Crested Newt mitigation measures to be undertaken at Rabbit Ings shall be submitted in writing to the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.

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	The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com
2	The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner. If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.
3	The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Barnsley Unitary Development Plan, the policies and proposals in the Core Strategy and to all relevant material considerations, including Supplementary Planning Guidance/Documents: Barnsley LDF Core Strategy The Barnsley LDF Core Strategy was adopted in September 2011 and now forms part of the Development Plan for the Borough alongside the remaining Saved policies of the Unitary Development Plan. Policy CSP 1 'Climate Change' development will be expected to; - Reduce and mitigate the impact of growth on the environment and carbon emissions - Ensure existing and new communities are resilient to climate change - Harness the opportunities that growth, and its associated energy demands, bring to increase the efficient use of resources through sustainable construction techniques and use of renewable energy Policy CSP19 'Protecting Existing Employment Land' states that land last used for employment purposes should be retained for that purpose in order to safeguard existing or potential jobs. Policy CSP24 'Safeguarding of former railway lines' states the Council will safeguard land within and adjacent to existing and historical rail alignments to accommodate the potential reinstatement of former strategic railway lines. Policy CSP 26 states that new development should have a suitable access and sufficient on site parking. Further the local highway network should have sufficient capacity to accommodate the traffic which is generated by the development. Policy CSP 28 'Reducing the impact of Road Travel' states the Council will reduce the impact of road travel.

	Policy CSP 34 'protection of Green Belt' in order to protect the countryside and open land around built up areas the extent of the Green Belt will be safeguarded and remain unchanged. CSP 36 'Biodiversity and Geodiversity' - Development will be expected to conserve and enhance the biodiversity and geological features of the borough.
4	It is the developer responsibility to investigate and ascertain the sewers condition, and also to adequately protect it during the re-instatement of the site. For further information, the developer should contact Yorkshire Water Services Team - telephone 0845 120 84 82.

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.

Development Service **Telephone: 01226 - 772600**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772599**