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January 2025

Project/File: 333100242

Barnsley Metropolitan Borough Council
Barnsley,
S70 9GG

Dear Sir/ Madam,

DISCHARGE OF CONDITIONS 6, 12, 16, 18, 20, 21 and 22 OF PLANNING PERMISSION 2023/1104

1. INTRODUCTION

Stantec, have been instructed on behalf of our client Hooper Homes (hereafter referred to as 'the applicant') to prepare and submit an application for the discharge of condition 6, 12, 16, 18, 20, 21 and 22 of planning permission ref: 2023/1104.

2. APPLICATION SUBMISSION

This discharge of conditions application consists of this covering letter together with the documents outlined in table 2.1 below:

Document	Reference
Covering Letter	333100242.A5.PD.CL
Landscape Management Document	LMD West Street Worsbrough
Habitat Management and Monitoring Plan	230863/HMMP
Construction and Environmental Management Plan	230863/CEMP
Site Location Plan	48404-ECE-XX-XX-DR-C-0030-P01
S38 Layout	48404-ECE-XX-XX-DR-C-0031-P01
Surface & Kerbing layout	48404-ECE-XX-XX-DR-C-0033-P01
Highway Setting Out Sheet 1 of 2	48404-ECE-XX-XX-DR-C-0035-P01
Highway Setting Out Sheet 2 of 2	48404-ECE-XX-XX-DR-C-0036-P01
Highway Construction Details Sheet 1 of 2	48404-ECE-XX-XX-DR-C-0037-P01
Highway Construction Details Sheet 2 of 2	48404-ECE-XX-XX-DR-C-0038-P01

Reference: 333100242.A5.PD.CL.250120

External Works Sheet 1	48404-ECE-XX-XX-DR-C-0040-P02
S104 Drainage Layout	48404-ECE-XX-XX-DR-C-0042-P01
Manhole Schedules	48404-ECE-XX-XX-DR-C-0046-P01
Manhole Construction Details 1 of 3	48404-ECE-XX-XX-DR-C-0048-P01
Manhole Construction Details 2 of 3	48404-ECE-XX-XX-DR-C-0049-P01
Manhole Construction Details 3 of 3	48404-ECE-XX-XX-DR-C-0050-P01
Longitudinal Sections Sheet 1 of 3	48404-ECE-XX-XX-DR-C-0052-P01
Longitudinal Sections Sheet 2 of 3	48404-ECE-XX-XX-DR-C-0053-P01
Longitudinal Sections Sheet 3 of 3	48404-ECE-XX-XX-DR-C-0054-P01
Gully Catchment plan	48404-ECE-XX-XX-DR-C-0055-P01
Flood Routing Plan	48404-ECE-XX-XX-DR-C-0057-P01
S278 Surface & Kerbing Layout	48404-ECE-XX-XX-DR-C-0071-P01
S38 Street Lighting Proposals	SL20-127
Tree Protection Plan	LC222-TPP
Condition Survey	Condition Survey – West Street (1)
Construction Management Plan	CMP – West street

Below sets out the information and documents provided to discharge the relevant conditions.

3. PLANNING CONDITIONS

Condition 6

Condition 6 of approval 2023/1104 relates to the submission of a landscape management plan and is worded as follows:

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, 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 plan shall be carried out in accordance with the approved plan.

The accompanying Landscape Management Document sets out the detail required by the condition. Including the different management for private and communal areas. The LMD includes an

operational schedule at Appendix 2 and should be read alongside the Landscape Masterplan included at Appendix 3 for ease of reference.

Condition 12

Condition 12 requires the details for adopted highways and is worded as follows:

No development excluding, site preparation works, shall be commenced until full engineering, drainage, street lighting and constructional details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details unless otherwise agreed in writing with the LPA.

The submitted engineering plans have been through the S38 and S278 approval process with BMBC highways and have received S38 and S278 sign off, therefore these plans can look to be supported, and this condition discharged without delay.

Condition 16

Condition 16 of approval 2023/1104 relates to the submission survey of the condition of the adopted highway and is worded as follows:

No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of:

- i. A plan to a scale of 1:1250 showing the location of all defects identified*
- ii. 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.*

On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. 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.

A dilapidation survey has been conducted in the presence of Barnsley Highways Department. The details of which are included to allow this condition to be partially discharged. We trust that this provides sufficient information to allow this to be discharged appropriately.

Condition 18

Condition 18 of approval 2023/1104 relates to the submission of a Habitat Management and Monitoring plan and is worded as follows:

A Habitat Management and Monitoring Plan (HMMP) completed by a suitably qualified ecologist, detailing management for a minimum period of 30 years will be submitted to the Local Planning Authority prior to the commencement of works on site. The HMMP should follow the template HMMP provided by Natural England and should include information on the following:

Reference: 333100242.A5.PD.CL.250120

- *Project information, funding and any legal agreements*
- *Summary of Habitat Proposal and Plans, site boundary map, site context map*
- *Phasing Strategy - if relevant*
- *Roles & Responsibilities*
- *Land use summary, site context photographs, site baseline and environmental information checklist and environmental information*
- *Management plan aims and objectives, design principles informed by baseline information*
- *Habitat and condition targets, habitat retention, habitat retention and protection measures map*
- *Creation, enhancement and management targets and prescriptions*
- *Habitat creation, enhancement and management - risk register and remedial measures*
- *Monitoring methods and intervals, monitoring reports and adaptive management.*

A HMMP has been prepared in support of this application. The HMMP sets out the required detail and how the on-site biodiversity will be enhanced and managed to reach 'good' condition within 30 years, or a 'moderate' condition for the proposed urban trees. The HMMP only relates to development on the site, the shortfall is covered by the Section 106, no further information will be required. The HMMP covers a period of 30 years.

Condition 20

Condition 20 of approval 2023/1104 relates to the submission of a construction and environmental management plan and is worded as follows:

Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- *Risk assessment of potentially damaging construction activities;*
- *Identification of 'biodiversity protection zones';*
- *An invasive non native species protocol to ensure Japanese knotweed is not spread in the wild;*
- *Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);*
- *The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);*

Reference: 333100242.A5.PD.CL.250120

- *Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;*
- *The times during construction when specialists ecologists may need to be present on site to oversee works;*
- *Responsible persons and lines of communication;*
- *The role and responsibilities on site of an Ecological Clerk of Works (ECoW) or similarly competent person(s);*

A construction and environmental management plan has been submitted alongside this application (230863/CEMP) which provides all of the detail required by the condition.

Condition 21

Condition 21 of approval 2023/1104 relates to the submission of Tree Protective Fencing, Tree Protection Plan and an Arboricultural method statement and is worded as follows:

No development or other operations being undertaken on site shall take place until the following documents have been submitted to and approved in writing by the Local Planning Authority:

*Tree protective fencing
Tree protection plan (TPP)
Arboricultural Method Statement*

No development or other operations shall take place except in complete accordance with the approved methodologies.

A Tree Protection Plan has been submitted alongside this application. At present we are unable to provide an Arboricultural Method Statement to support this DISCON application given the presence of Japanese knotweed on site. The proposed eradication method for the knotweed is to dig this out; the knotweed is located close to the following trees: T2 & G4 and G3. It is currently unknown whether they will be required to be removed from a health and safety standpoint. Should this be the case we will be seeking to replace the trees to accord with the required plans. We trust that this is agreeable and the condition can be discharged without an AMS.

Condition 22

Condition 22 of approval 2023/1104 relates to the submission of a Construction Method Statement and is worded as follows:

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*
- Measures to prevent mud/debris being deposited on the public highway.*

Reference: 333100242.A5.PD.CL.250120

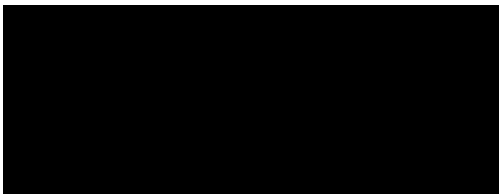
In accordance with this condition a Construction Management Plan has been submitted alongside this application detailing all the required information to enable discharge of this condition.

4. Conclusion

We trust that this letter and the submitted information provide the required information for you to discharge Conditions 6, 12, 16, 18, 20, 21 and 22 pertaining to approval 2023/1104. However, should you require any further information or clarification please do not hesitate to contact me.

Yours sincerely,

STANTEC UK LIMITED



Patrick Dewhirst
Graduate Planner

