

6th. February 2023



GARRY GREETHAM
Residential Design Consultant

Planning Department,
Barnsley M. B. C.
Westgate Plaza,
P. O. Box 634,
Barnsley.
S70 9GG.

via e-mail: developmentmanagement@barnsley.gov.uk

Dear Sir / Madam,

Re: Condition Discharge Application.

**For: Demolition of Existing Bungalow and Erection of Detached Dwelling
with Integral Garage**

At: "Bank View", Green Moor Road, Wortley, Sheffield. S35 7DQ.

For: Mr. Damian Clowery.

Approval No: 2021 / 1107 Approval Date: 21st. December 2022

On behalf of our mutual client, please find attached the information as stated below in connection with the recent project as per the above.

This information will hopefully enable the relevant conditions attached to the aforementioned Planning Approvals, to be dispensed with, namely:

Application form completed and signed.

- Condition 1) Commencement within 3 years of approval date – Confirmed.
- Condition 2) Development in accordance with the amended approved plans as stated on the approval documents – Confirmed.
- Condition 3) Please note that the relevant documents for the Tree Protection Barrier details; Tree Protection Plan and Arboricultural Method Statement as produced by AWA Tree Consultants of Sheffield Will be issued in the next few days to accompany this application.

Westwood House
18 Carr Lane, Tankersley,
Barnsley, South Yorkshire S75 3BE

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- Condition 4) Please note that the detailed Method Statement for Bats as produced by Whitcher Wildlife of Darfield, Barnsley together with the sympathetic lighting scheme by Peter Williams of Williams Lighting Consultants and will be issued in the next few days to accompany this application.

Both reports to be implemented in full according to the relevant timescales as required – Confirmed.

- Condition 5) Please find attached Topographical Survey from Haycock and Todd, Land Survey Consultants of Royston, Barnsley including all the levels as required – Ref: S10481 – A4 sheet reduced from A3 original at 1:200 scale.

Also attached being the survey over lay with the proposed dwelling and indicating the relevant levels as required.

- Condition 6) External Materials;

Roofing Materials – Sandtoft Calderdale (flat profile) grey colour, interlocking tiles. As standard tiles, your department should have approved the samples before on previous applications.

External Walling – “Weber Pearl Grey” render finish on block work walling – take note that the immediate adjacent bungalow is rendered finish and also there are a few others within the envelope of this village.

Windows and Doors – Anthracite colour UPVC with composite front door.

Fascia and Soffit boards – UPVC Anthracite colour.

Rainwater Goods – Anthracite colour UPVC gutters, fall pipes and soil and vent stacks.

Private Drive – Marshall Driveline Metro Edgings grey colour with black tarmacadam for the main driveway.

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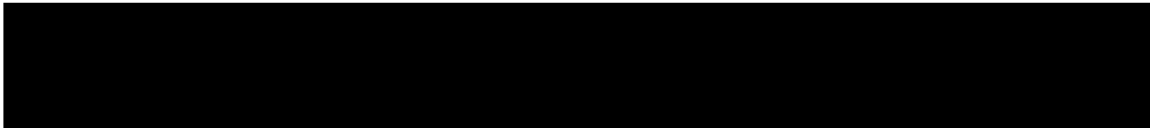
Paving and Patios Areas – Concrete Paving Stones / Flags to paving areas with GRP Decking to patio areas.

- Condition 7) Please find attached for your approval the soft landscaping scheme as prepared by Andrew Morton of Phoenix Landscaping of Sheffield - Ref. No: CLOW COND which shall be implemented in the first planting season following completion of the works – Confirmed.

Also note that the hard landscaping information for this project are as listed above (refer to Condition 6 – External Materials) i.e. for the footpaths; driveway; patio etc.

- Condition 8) Please find attached an A4 extract of Site Layout Dwg. No: 965-01 rev. B at 1:500 scale indicating location of the detail for the electric vehicle charging point by specialist contractors - this EVCP which shall be minimum “Mode 3” (7 kw, 32 AMP) capability and installed by specialist contractors.
- Condition 9) Prior to first occupation, our mutual client will provide photographic evidence as required for the required bee bricks; gaps to the base of any proposed external fencing to allow for movement of hedgehogs etc. – Confirmed.
- Condition 10) Permitted Development removed therefore any extensions / alterations would require Planning Permission – Confirmed.
- Condition 11) Operations on site shall not take place other than between the hours of 08.00 – 18.00 Monday to Friday and between 09.00 – 13.00 on Saturdays and no working on Sundays or Bank Holidays unless for maintenance or emergency works in which case the Local Planning Authority shall be informed at the earliest opportunity – Confirmed.
- Condition 12) Prior to the development being brought into use, all areas used by vehicles shall be surfaced in bound material and measures to avoid surface water discharged onto the adjacent public highway – Confirmed.

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- Condition 13) The hard standing area for vehicles as indicated shall be provided prior to the development being brought into use and retained for this sole purpose at all times - Confirmed.
- Condition 14) Any gates for the vehicle access shall be set back from the public Highway and only open inwards for the lifetime of the development – Confirmed.
- Condition 15) The development shall be completed in line with the recommendations fully with the Bat Survey Report and duly implemented within the timescales laid out – Confirmed.
- Condition 16) All planting, seeding etc. on the Landscaping layout and Site Layout shall be carried out in the first planning and seeding season Following the occupation of the dwelling and any trees which die, become damaged or diseased in the first 5 years from the completion of the development shall be replaced in the next available planting season after – Confirmed.
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We hope the attached and above is now to your satisfaction and that you may now be in a position to dispense with the relevant conditions and provide written confirmation of such for our records, however if you require any further information or clarification, please do not hesitate to contact the writer at the address given.

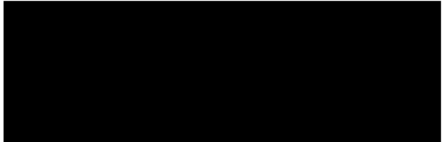
Assuring you of our best attention at all times.

Yours faithfully,

A large black rectangular redaction box covering the signature of Garry G. Greetham.

Garry G. Greetham.
M.C.I.A.T.
Partner.

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