



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Sent via email

My Ref: 2024/0069
Your Ref:
Date: 4th April 2024
Enquiries to: Rachael Roddis
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Dear Laura

Description: Discharge of Conditions 10 (noise and dust management), 13 (tree protection details), 15 (highway condition survey) and 16 (construction method statement) relating to 2018/0864 (Development of the site for employment uses within use classes B1 (B) Research and Development, B1(C) Light Industrial, B2 General Industrial and B8 Storage and Distribution with ancillary offices 9,180m² GEA and associated access, parking and circulation areas, infrastructure and landscaping (Outline with all matters reserved)) at Ashroyd Business Park, Ashroyds Way, Platts Common, Barnsley, S74 9SB

Condition 10: the Noise and Dust Management Plan REPORT REF. 2307000-01A April 2024 prepared by Ardent Consulting Engineers received 4th April 2024 is considered acceptable to discharge the initial element of the condition; the condition requires the development to be carried out in accordance with the approved plans, and in accordance with the details and procedures set out in the above document.

Condition 13: the Arboricultural Survey Report ref SF3476 dated January 2024, Tree Protection Plan ref SF3476 TPP01 and Tree Survey plan ref SF3476 TS01 prepared by Smeeden Foreman is considered acceptable to discharge the initial element of the condition; the condition requires the development to be carried out in accordance with the approved plans, and in accordance with the details and procedures set out in the above document.

Condition 15: the Highway Condition Survey PRE-START HIGHWAY CONDITION INSPECTION 10770-WMS-ZZ-XX-T-39001-S8-P2 dated JANUARY 2024 produced by William Saunders architecture, engineering, building consultancy is considered acceptable to discharge the initial element of the condition; the condition requires the development to be carried out in accordance with the approved plans, and in accordance with the details and procedures set out in the above document. The condition requires that **on completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works**

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shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority

Condition 16: the Construction Management Plan prepared by Rawlings Safety and Training Consultancy Services Ltd Issue 2 dated 18.01.24 received on 25th March 2024 is are considered acceptable to discharge the initial element of the condition; the condition requires the development to be carried out in accordance with the approved plans, and in accordance with the details and procedures set out in the above document.

For your information my records suggest that there are several conditions outstanding which require discharging; they are as follows.

11. Within six months of the site becoming operational, a detailed travel plan shall be submitted to the Local Planning Authority and once approved, it shall be fully implemented and retained as such thereafter.

Reason: In the interest of promoting use of public transport, in accordance with Core Strategy Policy CSP 25.

12. Prior to the occupation of each unit, details of appropriate air quality mitigation controls shall be agreed in writing with the Local Planning Authority which shall include inter alia, at least 2 EV charging points. The mitigation controls shall be in accordance with the requirements of the Barnsley MBC Air Quality and Emissions Good Practice Planning Guidance, and shall be also incorporated into any Travel Plan where appropriate for the proposed development. Thereafter the controls shall be implemented in full for the duration of the development.

Reason: In the accordance adopted Core Strategy Policies CSP 40 (Pollution Control and Protection) and CSP 41 (Development in Air Quality Management Areas).

17. Upon commencement of development, details of a scheme to reduce the developments carbon dioxide emissions by at least 15% by using decentralised, renewable or low carbon energy sources or other appropriate design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that at least a 15% reduction in carbon dioxide emissions has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a 15% reduction in carbon dioxide emissions, full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in accordance with the approved timetable and all the approved measures shall be retained as operational thereafter.

Reason: In the interest of sustainable development, in accordance with Core Strategy policy CSP5.

18. Upon commencement of development details of measures to facilitate the provision of high-speed broadband for the development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure compliance Core Strategy policy CSP 42, policy I1 in the emerging Local Plan and in accordance with paragraphs 42 and 43 of the National Planning Policy Framework.

If you require any further advice or information, please do not hesitate to contact me.

Yours sincerely

Rachael Roddis

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For and on behalf of:

Garry Hildersley

Head of Planning and Building Control