



BARNSLEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/0770

To Robin Clayton Partnership Ltd
Chartered Architects
9 Union Court
Castle Street
Liverpool
L2 4SJ

DESCRIPTION Erection of one 3-storey office building and 2 blocks of industrial units with associated service and road layouts, parking and landscaping.
LOCATION Land at Wharnccliffe Business Park, Middlewoods Way, off Laithes Lane, Athersley, Barnsley.

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 04 May 2006 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 No development shall take place until full details of the proposed external materials have been 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 the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

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

Signed 
Assistant Director, Planning and Transportation

Dated 15 June 2006

- 3 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with U.D.P. Policy BE6, Design Standards.
- 4 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, 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.
Reason: In the interests of the visual amenities of the locality.
- 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.
Reason: In the interests of the visual amenities of the locality.
- 6 Before the development is brought into use that part of the site to be used by vehicles shall be laid out in accordance with the approved plan and hard surfaced, sealed and drained and marked out and shall thereafter be permanently retained for vehicle use.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with UDP Policy T2A.
- 7 During the period of construction sufficient space shall be set aside within the confines of the site for the parking of site workers and visitors, and for the storage of building materials and plant. Such areas shall be retained and used for the entire construction period.
Reason: To ensure that satisfactory parking is available in the interests of highway safety and the free flow of traffic.
- 8 All surface water run-off shall be collected and disposed of within the site and shall not be discharged onto the public highway.
Reason: In the interests of road safety.
- 9 No development shall commence until details of measures to prevent mud/debris from being deposited on the highway have been submitted to and approved in writing by the Local Planning Authority and such measures shall be retained for the entire construction period.
Reason: In the interests of highway safety.
- 10 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with UDP Policy ES1, Pollution
- 11 There shall be no outdoor working or storage permitted on the site except for building or site maintenance.
Reason: In the interests of amenity

- 12 All access doors shall be kept closed except for access of egress.
Reason: In the interests of amenity
- 13 Prior to installation of any mechanical extraction vents or exhausts, a scheme should be submitted to an approved in writing by the Local Planning Authority. The installation should thereafter be carried out in accordance with the approved scheme.
Reason: In the interests of the amenity of the adjoining occupiers
- 14 All building envelopes shall be designed to provide a minimum attenuation of 25db of sound generated within the building when all the doors and windows are closed, unless otherwise approved in writing by the Local Planning Authority.
Reason: In the interests of the amenities of adjoining occupiers
- 15 Any visibly contaminated or odorous material encountered onsite during the development work must be excavated and stockpiled at the site. The Local Planning Authority must be informed immediately of the nature and degree of contamination present, and its potential for the pollution of the water environment. Details of the appropriate measures to prevent pollution of groundwater and surface water, including provision for monitoring, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed in strict accordance with the measures approved.
Reason: To protect the water environment and ensure that the remediated site is reclaimed to an appropriate standard and in accordance with U.D.P. Policy ES7, Contaminated Land

Informative(s)

- 1 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.
- 2 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

ED4 - Employment Development
T2 - Development and the Highway Network
SPG1 - Industrial Developments
SPG23 - Uses on Employment Sites.

The proposed development is considered acceptable on the basis that it accords with the above mentioned UDP policies

The proposed development will not result in any material to the local environment harm by reason of noise, pollution or loss of amenity.

The proposed development can be accommodated within the capacity of the local highway network and would not detract from highway safety.