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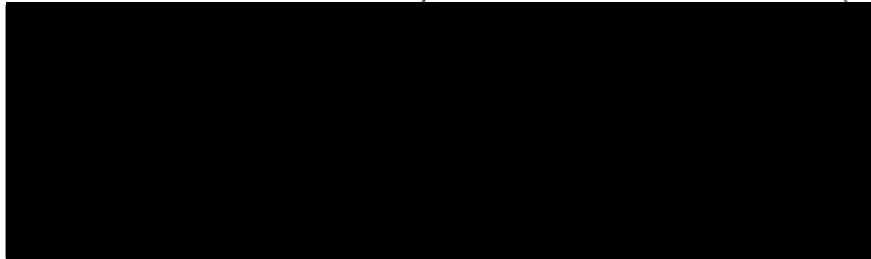


22<sup>nd</sup>. January 2018

**GARRY GREETHAM**  
Residential Design Consultant

FAO Mr. James Hyde.  
Planning Department,  
Barnsley M. B. C.,  
Westgate Plaza,  
P. O. Box. 604,  
Barnsley.  
S70 9FE.

BY HAND



Dear Sir / Madam,

**Re: Condition Discharge Application for Development of 14 No. Dwellings.**

**At: Land at Upper Hoyland Road, Hoyland, Barnsley. S74 9NL.**

**For: Low Farm Properties Ltd.**

**Approval No: 2016 / 0041      Approval Date: 18<sup>th</sup>. May 2016.**

Further to our telephone conversation dated 15<sup>th</sup>. January 2018 regarding the above, on behalf of our mutual clients, please find attached cheque for the sum of £ 116-00, this being the required fee together with 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 Approval, to be dispensed with, namely:

- Condition 1)      Commencement within 3 years of the decision date – Confirmed.
- Condition 2)      Development in accordance with the approved documents as listed in the aforementioned approval documents – Confirmed.
- Condition 3)      Prior to the actual commencement on site, samples of all proposed external materials and finishes to be submitted, however please take note that they will consist of the following, namely;

Westwood House  
18 Carr Lane, Tankersley,  
Barnsley, South Yorkshire S75 3BE  
Telephone/Fax: 01226 746573  
Mobile: 07786 062364

**[www.garrygreethamassociates.co.uk](http://www.garrygreethamassociates.co.uk)**  
e-mail: [garry@garrygreethamassociates.co.uk](mailto:garry@garrygreethamassociates.co.uk)

Member of the Chartered Institute of Architectural Technologists  
Registered in England 5451918

Partners: G. G. Greetham & J. A. Greetham

External Materials;

Windows / Doors – “Balmoral” Sage Light Green wood grain effect UPVC externally with white colour internally.

Fascias / Barge Boards / Eaves etc. – Black UPVC.

Roofing Materials – Marley “Edgemere” (flat profile) slate grey colour, interlocking tiles. As standard tiles, your department should have approved the samples before on previous applications.

External Walling – Natural Stone, 140mm coursed throughout with Smooth natural stone heads and cills – as provided from Brinscill Quarry in Preston - as indicated on the previously issued and approved elevation drawings – photograph of the stone via e-mail.

Rainwater Goods – Black UPVC square gutters; fall pipes; soil and vent stacks and all external waste pipes – all provided by “Roplas” of Carlisle Street, Sheffield, these being a local supplier – other manufacturers / suppliers available.

- Condition 4) Boundary Treatment – Please find attached Dwg. No: 877- 05 indicating the boundary treatment for the site at Upper Hoyland Road.
- Condition 5) Delivery of all materials only 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 – Confirmed.
- Condition 6) Site Investigation to fully investigate potential mining risks and to be carried out in compliance with CIRA Publication 32 “Construction over Abandoned Mining Workings” – please find via e-mail in the next few days, the relevant Phase II Geotechnical and Geo-Environmental Site Investigation Report Ref. No: 41677 – 001 as produced by Eastwood and Partners, Consulting Engineers of Sheffield dated 29<sup>th</sup>. September 2017.
- Condition 7) Ground Contamination and Remedial Report by Competent Engineers in respect of the following:
- i) any contamination;
  - ii) assessment of any risks to health, ecological systems, archaeological sites and ancient monuments etc,
  - iii) any remedial options;

- iv) remediation statement summarising any works to be undertaken.

Please find attached via e-mail in the next few days, the relevant Phase II Geotechnical and Geo-Environmental Site Investigation Report Ref. No: 41677-001 as produced by Eastwood and Partners of Sheffield dated 29<sup>th</sup>. September 2017.

**Condition 8) Drainage Details for the items as listed:**

- i) full foul and surface water drainage details including the required Greenfield run off rates;
- ii) porosity tests in accordance with BRE 365 to demonstrate that the sub soil is suitable for soakaways;
- iii) calculations based upon these porosity tests to prove that adequate land area will be available for the construction of these soakaways

Please note that as soakaways has been proven that they will not work on this site, please note that the relevant details for the required surface water attenuation with the required outfalls; greenfield run off rates etc together with the finished dwelling plot and adjacent floor levels all as prepared by R.A.B. Engineering Design, Chapeltown, Sheffield will be issued in the near future under a separate Dispensation of Conditions application.

**Condition 9) All parking / manoeuvring facilities shall be surfaced in porous tarmacadam and shall be brought into use prior to this development being brought into use and to be retained at all times – Confirmed.**

**Condition 10) Pedestrian splays of 2.0m x 2.0m shall be safeguarded at all drive entrances and no obstruction to vision at a height exceeding 1.0m above the nearside channel level with the adjacent highway – Confirmed.**

**Condition 11) Sight lines of 2.40m x 43.00m shall be safeguarded at the central driveway entrance serving Plots 4 to 8 inc. to ensure no obstruction to visibility at a height of 1.05m above the nearside channel of the adjacent highway – Confirmed.**

**Condition 12) All surface water run off to be collected and disposed off within the site and shall not be allowed to discharge onto the adjacent highway – Confirmed.**

- Condition 13) Details of required highway improvements in the form of 2.00m footway to the entire site frontage to connect to the existing – Confirmed and note this will be prepared by RAB Engineering of Chapeltown, Sheffield and issued in the near future under a separate Dispensation of Conditions application.
- Condition 14) Prior to works on site, a condition survey of the existing adjacent highway to prove the structural integrity of such, including any methodology for remedial works if required – Please note that information to dispense with this condition i.e. photographic evidence with a brief statement will be issued in the near future under a separate Dispensation of Conditions application.
- Condition 15) Vehicular and pedestrian gradients within the site shall not exceed 1:12 – Confirmed.
- Condition 16) Please find attached Construction Method Statement including A3 Site Layout for such items as listed below, namely:
- parking of site operatives and visitors vehicles;
  - construction traffic access to site;
  - loading and unloading of plant / materials;
  - storage of plant and materials used for this site;
  - erection and maintenance of security fencing;
  - wheel washing facilities;
  - measures to control emission of dust and dirt during construction and
  - measures to control noise levels during construction.
- Condition 17) No development, including groundwork's, to take place until a strategy for Archaeological Investigation has been submitted – please note that we believe that this information was previously issued during discussions with the original formal application under Planning Ref: 2016 / 0041.

- Condition 18) As there are no trees located on this particular site, please find attached a Hedge / Shrub Protection Plan relating to not only the hedges on site but also the tree protection barrier details and protection plan relating to the existing trees which are located on the planted verges abutting the adjacent dual carriageway A6195.
- Condition 19) Soft and Hard Landscaping Works – Please find attached Hard Landscaping Dwg. No: 877-03 and Dwg. No: 877-04 regarding the soft landscaping details.
- Condition 20) All planting, turfing etc. to be carried out in first planting season and any plants which die within a period of 5 years from completion of the development to be shall be replaced in the next planting season with other of similar size and species – Confirmed.
- Condition 21) The development shall be carried out strictly in accordance with the recommendations in the Noise Assessment as carried out by NoiseAssess dated March 2016 (Ref: 11784. 01.v1) – Confirmed.
- Condition 22) Please find attached (via e-mail in the next few days) initial information as produced by SAP 25 Ltd. indicating the initial SAP calculations for each dwelling type and in respect of attempting to reduce the carbon dioxide emissions etc.

We believe that our mutual clients, via these SAP calculations have tried, at least, to reduce these emissions and therefore hope these calculations will be acceptable to yourselves.

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,



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