



Barnsley Metropolitan Borough Council,
Planning and Building Control,
Barnsley MBC,
PO Box 634,
Barnsley,
S70 9GG

Our Ref. 22/277

28th July 2025

Dear Sirs,

RE: DISCHARGE OF PLANNING CONDITIONS ATTACHED TO OUTLINE PLANNING PERMISSION 2021/1519 AT LAND TO NORTH OF UPPER HOYLAND ROAD, HOYLAND, BARNSELY, S74 9EP

We are writing to provide the relevant information to satisfy a number of conditions imposed on the above outline consent at the site in question, which relates to a residential development of up to 19 dwellings and associated works (Outline with all matters reserved apart from means of access). The position with respect of each of the conditions is set out below, with the ones that we intend to discharge as part of this submission shown in bold.

Condition 1 (Submission of the reserved matters)

The requirements of the condition are duly noted.

Condition 2 (Approved of the reserved matters)

The requirements of the condition are duly noted.

Condition 3 (Compliance with approved plans)

The requirements of the condition are duly noted.

Condition 4 (Levels)

Levels details were submitted as part of the (now approved) reserved matters application (ref. 2024/0976), as required.

Condition 5 (Materials)

A submission in respect of this condition has already been made (ref. 2025/0396/NEW).

Condition 6 (High speed broadband measures)

A submission in respect of this condition will be made in due course.

Condition 7 (Boundary treatments)

A submission in respect of this condition has already been made (ref. 2025/0396/NEW).

Condition 8 (Working Hours)

The restrictions of the condition are duly noted.

Gateway House, 55 Coniscliffe Road, Darlington, Co. Durham, DL3 7EH



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www.elgplanning.co.uk

VAT Registration No: 660033965
Registered in England No: 3409505
Registered Address: Gateway House (as above)

Condition 9 (Landscaping – in curtilage)

The requirements of the condition are duly noted.

Condition 10 (Landscaping – out of curtilage)

A submission in respect of this condition will be made in due course.

Condition 11 (Surfacing and provision of parking/manoeuvring facilities)

The requirements of the condition are duly noted.

Condition 12 (Surface water discharge)

The requirements of the condition are duly noted.

Condition 13 (Foul and surface water drainage details)

A submission in respect of this condition has already been made (ref. 2025/0396/NEW).

Condition 14 (Ecological mitigation measures)

Please refer to the details submitted via Planning Portal.

Condition 15 (Noise mitigation measures)

The dotted blue line shown on the approved site plan extract below denotes the approved acoustic mitigation under condition 2 of the reserved matters consent, which will take the form of a 4 metre (m) high fence of close-board construction with no holes or gaps and with a minimum surface mass of 10kg/m².



Condition 16 (Pedestrian visibility splays)

The requirements of the condition are duly noted.

Condition 17 (Electric vehicle charging details)

Each property will have a minimum 7kw wall-mounted charger installed in accordance with Building Regulation Part S requirements, which include:

- Being designed and installed as described in BS EN 61851;
- Having a minimum nominal rated output of 7kW;
- Being fitted with a universal socket (also known as an untethered electric vehicle charge point);
- Being fitted with an indicator to show the equipment's charging status that uses lights, or a visual display;
- Being a minimum of a Mode 3 specialised system for electric vehicle charging running from a dedicated circuit, or equivalent, as defined in BS EN IEC 61851-1;
- The requirements of BS 7671; and
- The requirements in the IET's *Code of Practice: Electric Vehicle Charging Equipment Installation*

It is not possible, nor appropriate, to stipulate a specific product or manufacturer, as this will heavily depend on product availability at the time an order is placed, but a typical product is shown below.



Condition 18 (Visibility splays)

The requirements of the condition are duly noted.



Condition 19 (Badger mitigation measures)

The requirements of the condition are duly noted.

Condition 20 (Repositioned public bridleway gates)

A submission in respect of this condition has already been made (ref. 2025/0396/NEW).

Condition 21 (Full engineering details)

A submission in respect of this condition has already been made (ref. 2025/0396/NEW).

Condition 22 (Construction of roads and footways)

The requirements of the condition are duly noted.

Condition 23 (Arboricultural reports)

A submission in respect of this condition will be made in due course.

Condition 24 (Full engineering details)

This is a duplicate condition (same as condition 21).

Condition 25 (Construction of roads and footways)

This is a duplicate condition (same as condition 22).

Condition 26 (Construction Environmental Management Plan)

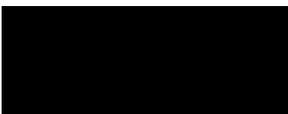
A submission in respect of this condition has already been made (ref. 2025/0396/NEW).

Condition 27 (Biodiversity Enhancement Management Plan (BEMP))

Please refer to the details submitted via Planning Portal.

I trust that the details provided as part of this submission are sufficient for the Council to validate the application and subsequently discharge the relevant conditions at the earliest opportunity. Should you wish to discuss any aspect of the submission please do not hesitate to contact us on the above details.

Yours faithfully,



Associate