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**Place Directorate  
Regeneration and Culture  
Planning and Building Control**

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Ref: 2023/0123  
Original Ref: 2019/1522  
Date: 28/04/2023  
Enquiries to: Nathan Denman  
Direct Dial: 01226 772589  
E-Mail: Nathandenman1@barnsley.gov.uk

Dear Mark,

**Application No:** 2023/0123

**Description:** Details of Conditions 3 (Materials), 8 (Construction Method Statement) and 16 (Tree Protection details) of application 2019/1522 (Residential development consisting of a single detached bungalow with rooms in the roof, outbuilding (garage) and access)

**Location:** Land at Cemetery Road, Bolton Upon Dearne, Rotherham, S63 8LS

I refer to the above discharge of conditions application and associated plans and I can now confirm the following in related to application reference 2019/1522

I have assessed the details within the discharge of conditions application and consulted relevant internal and external bodies and I can confirm the following in relation to application ref. 2019/1522:

**Condition 3 (External Materials)** – The following external materials shown on the proposed elevation plan (Issue no. 3 Dated 05/12/2019):

Walls – White KRender Render, misty grey Cedral click cladding and buff brickwork (Ibstock)  
Roof – Slate effect interlocking tiles (Anthracite)  
Windows – Grey UPVC double glazed  
Doors – Grey UPVC double glazed

which are all considered to be acceptable external materials for the proposed development.  
**Condition 3 has therefore been discharged from application reference 2019/1522.**

**Condition 8 (Construction Method Statement)** – The Local Planning Authority and Colleagues in Highways DC have assessed the submitted Construction Phase Plan (Dated 10<sup>th</sup> October 2022). Highways DC responded to the LPA in an email dated 7<sup>th</sup> March 2023 stating that the document is acceptable from a highways point of view and the condition is suitable to be discharged. **Condition 8 has therefore been discharged from application reference 2019/1522.**

**Condition 16 (Tree Protection Details)** – The Local Planning Authority and the Forestry Officer has assessed the proposed site plan (Ref no. 1 Dated 05/12/2019) submitted on 2<sup>nd</sup> February 2023. The Forestry Officer responded to the LPA in an email dated 21<sup>st</sup> March 2023 stating that the tree protection plan and barrier details are acceptable and should ensure that the trees remain unaffected by the proposed works. The proposed tree protection barrier plan and details is therefore acceptable for the proposed development. **Condition 16 has therefore been discharged from application reference 2019/1522.**

Please note that the conditions require the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above documents unless otherwise agreed in writing by the Local Planning Authority.

Yours Sincerely,

**Nathan Denman**  
**Planning Officer**

**On behalf of Barnsley Metropolitan Borough Council**

Planning and Building Control  
Economic Regeneration –Place Directorate  
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