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Ms Michele Chamberlain
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Unit 2, The Office Campus
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Red Hall Court
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My Ref: 2015\ENQ\00469
Your Ref:
Date: 03/11/2015
Enquiries to: James Hyde
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Dear Ms Chamberlain,

Description: Discharge of conditions 3 and 4 of application 2013/1389 'Erection of detached dwelling and garage'.

Location: Plot 2, 25 Bond Road, Barnsley, S75 2TW

Condition 3: This condition required that 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 proposed materials are;

Walls: Badgeridge Wienerberger Willowed Buff Multi & TP Tuscan Red Multi Brick

Roof: Sandtoft Calderdale Dark Grey Roof Tiles

The materials outlined above are considered acceptable for the area and discharge the requirements of the above condition. The development shall be carried out in accordance with the approved details.

Condition 4: This condition required that no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatments to be erected to all of the properties.

To the front of the properties the existing brick wall would remain with sections removed for vehicular/pedestrian access. To the sides and the rear of the properties, as shown on drawing 1791-5, there would be close boarded timber fencing with concrete gravel boards and concrete posts. The total height of the fencing would be 1.8m.

The proposed boundary treatments are considered acceptable and shall be completed before the occupation of any of the dwellings. The development shall be carried out in accordance with the approved details and shall thereafter be retained.

Condition 5: This condition required that details shall be submitted to and approved in writing by the Local Planning Authority of arrangements for the relocation of street lighting column.

The revised position shown on drawing 1791-5 is considered acceptable. The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.

Condition 6: This condition required that prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority.

The initial visual condition survey submitted (Ref: 973/july2015) is considered acceptable as confirmed in an email dated 06/08/2015 by Chris Sanderson, Senior Engineer, Design & Transport.

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

Condition 9: This condition required that no development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority.

Drawing 1791-5 shows that plots 1 and 2 would be used for construction access, workers & visitors parking as well as loading, unloading and storage of materials.

Dust and dirt would be controlled by regular damping down of the ground and a wheel wash facility at the vehicular entrance/exit of the compound.

The details outlined above and on the approved plan shall be adhered to throughout the construction period.

Condition 11: This condition required that no development shall take place until full foul and surface water drainage details had been submitted to, and approved in writing by, the Local Planning Authority.

The details contained in drawing 104/101 and the email dated 18/11/2015 from Michael Longden have been check and approved by Yorkshire Water and the Councils drainage Officer.

It is understood from the evidence submitted that soakaways are not viable on site and there are no watercourses available in the vicinity of the site.

Therefore, curtilage surface water may discharge to the 225 mm diameter public surface water sewer recorded in Lindhurst Road, at a point adjacent to the site. The surface water discharge from the site to be restricted to not greater than 16 (sixteen) litres/second.

Please note further restrictions on surface water disposal from the site may be imposed by other parties. You are strongly advised to seek advice/comments from the Environment Agency/Land Drainage

Authority/Internal Drainage Board, with regard to surface water disposal from the site.

No part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development, unless otherwise agreed in writing with the Local Planning Authority.

Condition 12: This condition required that no development or other operations being undertaken on site shall take place until Tree Protection Barrier Details and Tree Protection Plans, in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations, have been submitted to and approved in writing by the Local Planning Authority.

Drawing 1791-5 shows the extent of the proposed temporary fencing/barrier around the site and states the fence will be erected prior to works taking place on site and maintained until all equipment, machinery, surplus materials, tools etc. have been removed from the site.

The details outlined above are acceptable. It should be noted that the tree canopies are not shown on the plan, as such; machinery taller than the lowest tree branch shall not be used within the canopy areas so as to avoid damage. The requirements of condition 13 relating to the trees shall also be adhered to.

Condition 14: This condition required that 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.

The details outlined on drawing 1791-3C showing grassed areas to the rear of the properties and double Tarmac drives and grassed areas to the front are considered acceptable. The approved hard landscaping details shall be implemented prior to the occupation of the buildings.

Condition 15: This condition required a report, endorsed by a competent engineer experienced in ground contamination and remediation, to be submitted and agreed with the Local Planning Authority.

It is noted that the site was bought from the Council as a 'clean site' after demolition of the existing building and a 'clean up' costing £86,000. The email from Andrew Bullen dated 31/07/2014 outlined the extent of works.

Prior to occupation of the dwellings, a validation report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing of the Local Planning Authority.

If you require any further information on the above conditions please do not hesitate to contact me.

Yours sincerely



James Hyde
For and on behalf of
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Head of Planning and Building Control
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