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Sheffield Business Park
Sheffield, S Yorks
S9 1XE

26th February 2025

Barnsley Metropolitan Borough Council
PO Box 634
Barnsley, South Yorkshire
S70 9GG

Reference: Outline **2017/1451** - Remediation **2021/0654** - RM **2022/0633**
Site Address: Land at Wakefield Road, Smithies, Barnsley, S71 1NX

Cover Note | Discharge of Condition Applications (Outline, Remediation & RM)

In regards to the above site address, there are three separate granted planning permissions in place; Outline, Remediation and Reserved Matters each with associated conditions. Whilst some conditions may be deemed discharged by default of Reserved Matters permission being granted, for the avoidance of doubt - and for posterity - Gleeson Homes are seeking to attain formal written confirmation of discharge for all conditions that require it.

Gleeson have made multiple DOC applications with the aim of sorting these into discipline specific packages allowing a more timely discharge. These have been split as follows:

Outline:

- Our 'Layout/General' DOC application covers: **Condition 3 (Masterplan), 4 (Air Qual), 7 (Acoustics), 9 (Footpath), 15 (Landscaping), 20 (CMS), 22 (Sales Area), 24 (Archaeological), 25 (POS), 28 (Phase Plan)**
- Our 'Engineering' DOC application covers: **Condition 5 (Ext Works), 6 (Remediation), 10 (Exclusion Zones for Services), 11 (Foul/SW Drainage), 12 (Coal Mining), 14 (Gigabit Data)**
- Our 'Ecological' DOC application covers: **Condition 8 (Tree Protection), 13 (Ecological Mitigation), 17 (Landscape Management)**

Remediation:

- Our 'full' DOC application covers: **Conditions 3 (Highways Dilap), 4 (Cons. Phasing), 5 (CMS), 9 (Existing P.S. Protection)**

Reserved Matters:

- Our 'Layout/General' DOC application covers: **Condition 3 (Acoustic Report), 5 (CEMP), 10 (Travel Plan)**

- Our 'Highways' DOC application covers: **Condition 6 (S38/Management), Condition 7 (Highways Details)**
- Finally, in regard to **Condition 9 (External Lighting Pollution)** – a robust report is being produced by a specialist consultant. Work is ongoing on this item however a report was not available to submit at the time of writing. We intend on submitting a final application for this item in due course.

We interpret the conditions not listed above to be for compliance only and thus no further information has been submitted.

Full details and context of individual documents submitted is included as an appendix to this letter, should this be of use by the reviewers.

We trust these applications are received in good faith and if any further information or clarification is required, please do not hesitate to contact me. We look forward to working collaboratively with BMBC on these applications.

Yours faithfully

Adam Butterfield
Technical Coordinator



On behalf of Gleeson Homes

Appendix

Details of information submitted:

Outline 2017/1451

'Layout/General' DOC application covers

- 3 - Masterplan; we have submitted developed Architectural masterplans, produced in line with layout agreed at RM stage with minor alterations such as garage omissions where site was overly dense, development of design in terms of fence lines etc.
- 4 - Air Quality; updated version of report submitted for RM has been produced, updated in line with latest scheme design and latest design/legislative guidance around road traffic pollution etc. Credits rebalanced.
- 7 - Acoustic Report; full site specific report previously submitted at RM stage, which has been updated to suit the latest site layout and latest regulations (including Part O).
- 9 - Footpath link; please refer to masterplan indicating location and external works plans showing levels at site perimeter/future footpath handover point. We note that the nature of the footpath links have been agreed with Sarah Sharp in email correspondence.
- 15 - Landscaping Details; detailed landscape plans submitted to show composition including species, locations etc.
- 20/28 - Construction Method Statement/Phasing; detailed CMS included as part of our Construction Management Plan, to suit requirements of condition.
- 22 - Sales Area; proposed sales area layout included to support discharge of condition.
- 24 - Archaeological Evaluation; this condition has previously been formally discharged, letter included for completeness.
- 25 - Open Space; in addition to masterplans submitted, a specific 'Manco' (management company) plan has been submitted which highlights all areas that will be outside individual plot ownership, i.e. public open space, maintained by a third party at residents cost. We note that the requirements in this condition requiring details of LEAP etc are not applicable as offsite formal play has been covered by an agreed S106 contribution for offsite provision.

'Engineering' DOC application covers:

- 5 (External Works); please see plans 1-8 detailing existing/proposed levels of site and finished floor levels. Note this also contains details of footpath links re. Condition 9.
- 6 (Remediation); further to Rodgers Leask Phase 2 Geo-environmental report, we have submitted a full remediation strategy for review.
- 10 (Services Exclusion Zones); indicated on Architectural layout plans.
- 11 (Foul/Surface Water Drainage); please find attached full design packs for review.
- 12 (Coal Mining); this condition has previously been formally discharged by BMBC, please see enclosed formal letter for clarity.

- 14 (Gigabit Ready Infrastructure); please find enclosed statement from our chosen data provider, we also note the requirements of this condition are now a legal obligation under Part R of Building Regs.

‘Ecological’ DOC application covers

- 8 (Tree Protection); fencing details to suit retained planting have been submitted. As requested, an Arboricultural Method Statement has also been included.
- 13 (Ecological Mitigation Measures); required to be submitted at RM stage. Plans submitted detail the flora and fauna measures set out as required in the reports named in the condition.
- 17 (Landscape Management); we have submitted the LEMP Version 3 produced in support of RM submission but now updated to suit latest layout/regs and local design guidance inclusive of bat/bird boxes now required.

Remediation 2021/0654

‘Full’ DOC application covers

- 3 - Existing Highways Dilap Survey; we have submitted a full survey completed by the consultant BG Hall in February 2025 ahead of works commencing including plans at 1:1250 scale. Extent of survey was agreed with BMBC via BG Hall. This report was primarily produced for Outline Condition 19 but also serves as details for this condition 3.
- 4 - Construction Phasing/5 - Construction Method Statement; we have submitted full build phasing arrangements as part of our Construction Management Plan (3145-005) alongside a crane lifting plan (3145-002) for the avoidance of doubt. This plan details all elements required within Condition 5.
- 9 - Existing Public Sewerage Protection details - we submit for discharge of this condition our Trade Specific HomeSafe requirements - Groundworks. This detailed H&S scoping document is written into all subcontracts of this trade and thus shall be complied with for the duration of the scheme. It lists specifics in regards to existing services pertaining to this condition. We have included a constraints plan which identifies existing services or features that we must account for during the works. Our chosen contractor for this scheme has also submitted site specific details of protection of services, for approval against this condition.

RM 2022/0633

‘Layout/General’ DOC application covers

- 3 (Acoustic Report); TetraTech report has been produced to suit latest building regulations and layout.
- 5 (Construction Environmental Management Plan); specialist report produced to support discharge of condition, used to inform CMS/CMP etc.

- 10 (Travel Plan); report produced by Optima originally in 2017 has been updated to suit latest scheme proposals, local authority guidance and legislation. Previously approved findings taken forward.

'Highways' DOC application covers

- 6 (Details of future maintenance of S38 works and public open space); masterplan, landscape composition plan, detailed landscape plans and Management company plan attached for review in regards to public open space, along with LEMP which outlines maintenance/management requirements. In regard to highways, these will be maintained by Local Authority Highways once adopted (S38 application in progress, subject to drawing technical approval) and prior to this will be placed onto management contract. Shared driveways will form part of individual plot shared ownership/responsibility.
- 7 (Details of highways retaining structures); we have submitted full details of external works and highways construction in support of this condition, for review.