

BJ/01/n1982

Planning Development Management
Barnsley Metropolitan Borough Council
1 Westgate
Western Street
Barnsley
S70 2DR

6th December 2023

Dear Sir/Madam,

Discharge Of Planning Conditions 3, 6 & 22 Pursuant to Planning Permission ref: 2023/0195 For Residential Development of 95no. Dwellings (Amended Plans) At Land North of Barnburgh Lane, Goldthorpe.

nineteen47 are instructed on behalf of Homes by Honey to submit the aforementioned discharge of conditions application pursuant to the grant of Full Planning Permission ref: 2023/0195.

A summary of the information that is being submitted as part of this discharge of conditions application is provided below.

Condition 3

Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

To meet the requirements of Condition 3, Homes by Honey have provided the following materials plan and brick specification:

- N1982_600A Materials Plan
- Hazelton_Berry_Fac ng_Brick_datasheet
- Payton_Heath_Fac ng_Brick_datasheet

Condition 6

No development, including any demolition and groundworks, shall take place until the applicant, or their agent or successor in title, has submitted a Written Scheme of Investigation (WSI) that sets out a strategy for archaeological investigation and this has been approved in writing by the Local Planning Authority. The WSI shall include:

- *The programme and method of site investigation and recording.*
- *The requirement to seek preservation in situ of identified features of importance.*
- *The programme for post-investigation assessment.*
- *The provision to be made for analysis and reporting.*

- The provision to be made for publication and dissemination of the results.
- The provision to be made for deposition of the archive created.
- Nomination of a competent person/persons or organisation to undertake the works.
- The timetable for completion of all site investigation and post-investigation works.

Thereafter the development shall only take place in accordance with the approved WSI and the development shall not be brought into use until the Local Planning Authority has confirmed in writing that the requirements of the WSI have been fulfilled or alternative timescales agreed.

Reason: To ensure that any archaeological remains present, whether buried or part of a standing building, are investigated and a proper understanding of their nature, date, extent and significance gained, before those remains are damaged or destroyed and that knowledge gained is then disseminated.

In support of condition 6, please refer to the following documents:

- Archaeological Evaluation (report no. 4012, August 2023) prepared by WYAS;
- Mitigation Options Plan (BLG-BWB-ZZ-XX-RP-LH-0001) prepared by BWB;
- Trial Trenching Plan (1982-600) prepared by Homes by honey.
- Archaeological Strip, Map and Record Report prepared by Allenarchaeology.

Condition 22

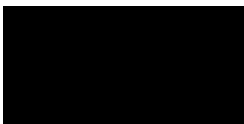
Development shall not commence until details of the siting of the sales cabin, and parking for staff and customers visiting the site, have been submitted and approved in writing by the Local Planning Authority, and such facilities shall be retained for the entire construction period.

Reason: In the interests of highway safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

Homes by honey have provided a Sales Area Plan (BD-450) to meet the requirements of condition 22.

I trust that the information provided is sufficient for the purposes of discharging the above conditions. However, please do not hesitate to contact me should you have any queries.

Yours faithfully



Beth Justice
Graduate Planner

