

Ref: SS/01/1813/19Mar/Barnsley

Planning Department  
PO Box 634  
Barnsley  
S70 9GG



19 March 2025

Dear Sir / Madam

**DISCHARGE OF CONDITION APPLICATION  
CONDITIONS 20 AND 33 ASSOCIATED WITH PLANNING APPLICATION REF: 2024/0824  
HIGHAM LANE, DODWORTH, BARNSELY, S75 3UB**

Peacock + Smith have been instructed by Sterling Capitol to apply to discharge Conditions 20 and 33 of the above-referenced planning application.

The applicable conditions reads as follows:

*20 - 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 methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. 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.*

*33 - No development shall be commenced until full engineering, drainage and street lighting and constructional details of the street extension and the entrance to Unit 2 hereby approved and to be proposed for highway adoption have been submitted to and approved in writing by the Local Planning Authority. The development shall, thereafter, be constructed in accordance with the approved details.*

As previously discussed with the Council, we are seeking the partial discharge of conditions to allow implementation works to take place. The information submitted therefore relates to the implementation works and not the entire site at this stage.

To part-satisfy Condition 20, a Highway Condition Survey has been carried out by Ante Consulting, and is submitted with this application, alongside a number of photographs. The Local Highway Authority was consulted ahead of the survey being carried out and has been separately issued with the findings. On completion of development of the entire site, a second condition survey shall be carried out. This part of the condition will therefore be discharged at a later date.

To part-satisfy Condition 33, a plan has been submitted with this application entitled 'Planning Implementation Works' (ref: 4173-JPG-ZZ-ZZ-DR-C-1260) which shows the area where works are

proposed to take place. This plan confirms levels, widths and construction and engineering details relating to carriageway and footway construction. In conjunction with this, there will also be some necessary vegetation clearance and minor earth movement.

In terms of drainage details, this interim situation does not need drainage infrastructure to be incorporated at this stage. A Drainage and Flood Risk Statement (dated February 2019) prepared by JPG was approved as part of application reference: 2019/0286 confirming how it is intended to drain the site in terms of foul and surface water. At the appropriate time, details associated with a suitable drainage solution will be submitted to and agreed with the Council to satisfy Condition 33 in full and thereafter implemented in accordance with the agreed details. We reiterate that a partial discharge of Condition 33 is sought at the present time.

In terms of streetlighting, the section of road to be implemented will be a stand-alone section of private road and this interim situation does not need street lighting. Street lighting will be provided on the access road in due course when this is opened to users when the full access road is brought forward with the development of employment units on the site. A suitable street lighting solution will therefore be submitted to and agreed with the Council and implemented at the appropriate time to satisfy Condition 33 in full.

We trust the submitted information is sufficient to allow the condition to be discharged, but if you have any queries please don't hesitate to contact me - [sarah.smedley@peacockandsmith.co.uk](mailto:sarah.smedley@peacockandsmith.co.uk) / 0113 243 1919.

Yours faithfully,

SARAH SMEDLEY