FOR THE ATTENTION OF LAURA BENNET
DEVELOPMENT MANAGEMENT

REGARDING THE CONSTRUCTION OF 2 NEW DETACHED DWELLINGS AND THE CHANGE OF USE & CONVERSION OF AN EXISTING STORAGE BUILDING TO CREATE A FURTHER DETACHED DWELLING ON THE PARK HOUSE SITE OFF CLEAR VIEW GRIMETHORPE BARNSLEY S72-7HD APPLICATION NO 2024/0539

Laura

Further to your last e-mail on the 10/04/25 and our subsequent telephone conversation, please find attached for your attention a list of response comments including a brief method statement and 2 no revised block plans which identifies existing drainage on site and new drainage proposals including connection to the existing drainage system.

Regards

Steve Davis on behalf of the applicant Robert Shaw

MANY THANKS

BMBC DM
CORPORATE MAIL ROOM
20 MAY 2025
received by
ORIGINAL COPY

BRIEF METHOD STATEMENT FOR THE CONVERSION OF AN EXISTING STORAGE BUILDING TO A DWELLING AND PROVISION OF 2 NEW DWELLINGS ON SITE OFF CLEAR VIEW GRIMETHORPE

This Constuction Method Statement will be adhered to fully throughout the whole of the Constuction period

1. During the construction of the replacement dwelling hours of working will be restricted to between 8.00am and 17.00pm Monday to Friday and 9.00am to 14.00pm on Saturdays.

2. Parking of all site operative and visitor vehicles will be accommodated on site and will enter the site via the existing tarmac access road. Where larger delivery vehicles enter the site then traffic safety measures will be adopted to minimise parking time at the access road junction with the Clear View public highway. A banks man will also be provided if found to be necessary.

4. The site is totally surrounded by steel palisade fencing and will also be supplemented with additional steel Herus fencing including gate access to separate the existing on site dwelling from the on site working areas during the construction period. All the necessary Construction Awareness and Safety Signage will also be provided.

5. All storage of plant and materials will also be accommodated on site either externally or in a secure unit.

6. If found to be necessary when vehicles are exiting the site, a wheel wash facility will be provided to avoid muck or sludge being deposited onto the Clear View Public Highway. A wheel wash facility can easily be provided due to an onsite water supply that already serves the existing house on site and the Fishing Tackle Shop.

7. It is not envisaged that large amounts of dust and dirt will be emitted from site given the nature of the scheme and the existing mixture of broken brick/hardcore rubble including some road planings forming the general ground covering. There is no major earth works involved with this project.

8. Noise emissions will be kept to a minimum during all construction works and between the hours of working.

9. Loading and unloading of plant and materials will be carried out entirely within the site working boundaries.

10. Any excavated material that cannot be reused and therefore needs to be disposed off will be removed from site via skips or grab wagons and taken to a registered disposal tip

LAURA

Further to our telephone conversation on Tuesday 15/04/25 I wish to confirm the following; there has been 3 no fires on the site over the last few years of which one was recently at the storage building which forms part of this application, in which the fire tender attending the fire got onto the site down the access road from Clear View with no problems. After the fire was extinguished the fire tender turned around and exited the site via the access road back onto Clear View.

Currently the existing house tenants and the fishing tackle shop tenants both take their dustbins to the pavement on Clear View at the access road entrance position on collection days.

In terms of vehicular movement generated to and from the existing storage building on site this is limited to 2 no to 3 no transit vans periodically,

All properties on Clear View are old age bungalows of which not all residents have cars and therefore traffic is minimal.

From a give way stationary position at the junction of Clear View and the access road into the site the required site line of 2.4m x 43m is achievable when turning left towards Dell Avenue , when turning right back along Clear View a slow bend is encountered, however from the give way standing position it is just possible to achieve a sight line of 2.4m x 43m as aided by low level front boundary walls and limited parking. Pedestrian visibility splays of 2.00m x 2.00m to the back edge of the footway will also be provided at the site access junction position.

The give way only parking spaces as indicated on the drawing will be marked up on site with no parking allowed but only usable when exiting the site while waiting and giving way to vehicles entering the site.

The steel security gates are to be removed totally in order to facilitate the movement of vehicles in and out of the site.

Dustbins from the existing on site detached house and from the existing on site fishing tackle shop have always been taken to the pavement area on Clear View by the tenants of these properties for collection by the Local Authority Refuse Department It is therefore required that the new dwelling owners will also need to take dustbins up to the pavement area on Clear View for collection .

As stated above a fire tender has been on site recently in order to fight a fire at the storage building in which turning did not appear to be an issue while entering and exiting the site.

After the proposed new housing scheme is completed including the new block paved shared access area linking with the existing concrete access area, turning for a fire tender should continue not be an issue when you consider the total area of existing concrete and new block paving which should result in minimal back and forth shunting in order for turning and exiting purposes.

There is no parking of vehicles on site in association/connection with the use of the near by fishing pond nor parking on the Clear View public highway. The proposed site is completely separate from the use of the fishing pond with no link to the site, meaning users of the fishing pond must park elsewhere. Most of the users of the fishing tackle shop tend to be foot traffic with a limited amount of cars visiting the fishing tackle shop for tackle. There is a small associated car park area to the front of the fishing tackle shop for use of the visiting patrons and the tenants of the shop.

Their has never been any need for vehicle displacement parking on the Clear View public highway due to operations of the storage building and the fishing tackle shop and the existing detached house. Following the proposed development works it is envisaged that this situation will continue as parking for the new dwellings is provided within each dwelling curtlidge.

All new surface water will be taken to 3 No individual Soak ways, I.e. 1 no per dwelling made up of a UPVC stack together crating system surrounded in a Geotextile membrane. Soakaways will also be sized up to accommodate the total volume capacity required for a single dwelling under current Building Regulations. Porosity tests will also be carried out in accordance with BRE 365 prior to installation of the Soakaways to determine the suitability of the sub-strata. Position of soak ways are marked on the attached block plan.

All new 110mm diameter foul drainage from the 3 no dwellings will be taken to and connected into the existing manhole positioned to the front of the existing dwelling as marked on the attached drawing on site.