



BARNSLEY

Metropolitan Borough Council

**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Mr P Billings
C3 Architecture planning and
design ltd
17 Chepstow Gardens
Cusworth
Doncaster
DN5 8LR

Our ref 2023/0062 and 2021/1545
Your Ref:
Date: 23 May 2024
Enquiries Mrs H E Willows
Direct Dial: 01226 772642
Email: helenwillows@barnsley.gov.uk

Dear Mr Billings

**Discharge of conditions 6 (hard landscaping details), 8 (timetable for out of curtilage planting), 9 (gigabit-capable full fibre broadband) 12 (full engineering, drainage and street lighting and constructional details of the streets proposed for highway adoption) and 13 (roads and footways shall be constructed to binder course level from the dwelling completion plan) relating to application 2021/1545 : Variation of condition 2 (approved plans) of planning permission 2020/0196 to enable changes to the design of plots 2 and 5 - Residential development of 9 no bungalows and associated works including access road, gardens and garages
*Land off Birk Avenue, Kendray, Barnsley, S70 3AH***

I refer to your application for the above.

I am pleased to confirm that the details of the planning permission 2021/1545 that were reserved by conditions 6, 8, 9, 12 and 13 may now be discharged in accordance with the details submitted with the discharge of condition application as amended.

In particular I can confirm that:

Condition 6

- Landscape plan drawing number 20-011-LP which indicates that the road and private drives will be finished with tarmac and that private footpaths will be grey concrete paviours is acceptable

Condition 8

- Landscape plan drawing number 20-011-LP which indicates a single out of curtilage tree; and your email of 16 June 2023 confirming that the landscaping out of plot curtilage will be complete before the last house is occupied are acceptable.

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Condition 9

- Submission of an Openreach document confirming the site will be provided with Fibre to the Premises technology is acceptable. In reaching this decision I have had regard to the submitted information and the advice of Superfast South Yorkshire who have confirmed that the submission is acceptable.

Condition 12 and 13

- Submission of road and drainage details as amended by submissions to the Council's Section 38 officer are acceptable. In reaching this decision I have had regard to the submitted information and the advice of specialist colleagues in Highways Development Control who have confirmed that the submission is acceptable.

You are advised to retain a copy of this letter with the decision notice and ensure that the development is completed in accordance with the agreed details.

If you require any further information or advice please do not hesitate to contact Helen Willows using the contact details above.

Yours sincerely



Garry Hildersley
Head of Service for Planning, Policy and Building Control
www.barnsley.gov.uk/developmentmanagement

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