



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

Ref: 2025/0309  
Date: 2<sup>nd</sup> September 2025  
Enquiries Jess Duffield  
Direct 01226 772589  
E-Mail: jessicaduffield@barnsley.gov.uk

Dear Mr Robert Agus

**RE: Discharge of conditions 3, 4, 5, 6, 7, 8 & 9 of planning application  
2024/0699: Demolition of existing buildings and erection of 5no. bungalows,  
formation of new access and associated works.**

Thank you for submitting an application for the discharge of conditions 3 (Biodiversity Gain Plan), 4 (Habitat Management and Monitoring Plan), 5 (Tree Protection), 6 (Cycle Storage), 7 (Drainage), 8 (Biodiversity enhancements) & 9 (Instructive coal mining investigations) of planning application ref: 2024/0699.

**We confirm that the information provided was satisfactory and the following conditions are discharged in FULL:**

**CONDITION 3 – DISCHARGED IN FULL**

The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application: Biodiversity Net Gain Assessment by Whitcher Wildlife Ltd, document reference: 240457/BNG and dated 28th November 2024.

**Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.**

*An updated Biodiversity Gain Plan (Revision A) has been received (4/8/2025), which addresses initial queries raised by the Biodiversity Officer. This condition can therefore be discharged in full.*

**CONDITION 4 – DISCHARGED IN FULL**

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan has been submitted to and approved by the Local Planning Authority. The HMMP shall include:

a) a non-technical summary;



- b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and approved in writing by, the local planning authority.
- f) A timetable for implementation and completion of creation and enhancement works.
- g) Notice in writing shall be given to the Council within 10 working days of the implementation of the HMMP
- h) Notice in writing shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.
- i) Thereafter the created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP] for a period of 30 years following the completion of the development.

**Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Local Plan Policy BIO1 and Schedule 7A of the Town and Country Planning Act 1990**

*An updated HMMP has been submitted which addresses the discrepancies raised by the Biodiversity Officer. Revision 2 of the HMMP (received 29/8/2025) is acceptable and satisfies the requirements of the above condition, meaning it can therefore be discharged in full.*

#### CONDITION 5 – DISCHARGED IN FULL

No development or other operations (including demolition or site clearance) shall take place until the following documents (in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations) have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan
- Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved methodologies.

**Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.**

*Additional information has been provided to satisfy the requirements of the above condition (see details received 21/7/2025 and 8/8/2025). The Forestry Officer confirms that the above condition can be discharged in full subject to strict accordance with the submitted details.*

#### CONDITION 6 – DISCHARGED IN FULL

No works shall commence on site (excluding demolition) until a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

**Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.**

*The proposed garages will be used as cycle storage. The Highways DC Officer confirms that this is suitable and the condition can therefore be discharged in full.*

#### CONDITION 7 – DISCHARGED IN FULL

No development shall take place (excluding demolition works) until:

(a) Full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways and

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority.

**Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3.**

*The Drainage Officer has reviewed the submitted documents and confirms that the condition can be discharged in full. Yorkshire Water were also consulted but did not respond, it is therefore assumed that they have no objection to the condition being discharged.*

#### CONDITION 8 – DISCHARGED IN FULL

Before any above ground works commence (excluding demolition) a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting features, hedgehog access and nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include, but not limited to, the following details:

- i. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- ii. Materials and construction to ensure long lifespan of the feature/measure
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- iv. When the features or measures will be installed within the construction, occupation, or phase of the development.

The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

**Reason: In the interests of biodiversity and in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.**

*The submitted drawing indicates that bat and bird boxes are to be installed on the dwellings, along with hedgehog access points within the boundary fencing. This achieves the requirements of the above condition and can therefore be discharged in full.*

**CONDITION 9 – DISCHARGED IN FULL**

No above ground development shall commence (excluding the demolition of existing structures) until; a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

**Reason: In accordance with NPPF Paragraphs 196, 197 and 178 e & f.**

*Both the Mining Remediation Authority and South Yorkshire Mining Advisory Service have reviewed the submitted information and confirm that the requirements of the condition have been met. The above condition can therefore be discharged in full.*

*Jessica Duffield*

Senior Planning Officer (Inner Area Team)

For and on behalf of  
Development Management  
Garry Hildersley  
Head of Service for Planning, Policy and Building Control  
[www.barnsley.gov.uk/developmentmanagement](http://www.barnsley.gov.uk/developmentmanagement)