



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

Mr V Tsui
PHP Architects
The Old rectory
31 Rectory Lane
Milton Masor
Northampton NN7 3AQ

My Ref: 2021/1159 & 2023/0118

Your Ref:
Date: 19th May 2023
Enquiries Elaine Ward
Direct Dial: 01226 774731
E-Mail: elaineward@barnsley.gov.uk

By email

Dear Mr Tsui

Details of condition 4 (post development highway condition survey)

Full Planning Application for the development of 2 No. storage and distribution units (Class B8) with ancillary offices, including creation of access roads, parking, associated landscaping and infrastructure

LOCATION Land to west of Sheffield Road, Hoyland, Barnsley.

I refer to the discharge of condition application which refers to the post development highway condition survey for the above referenced planning permission. Condition 4 states:

Condition 4

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. Appropriately timed interim surveys will be agreed with the Local Planning Authority prior to commencement of initial survey.

On completion of the development a final 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.

Agreement shall include provision for:

- (i) a condition survey (including structural integrity) of the adopted highways to be used by construction traffic to be carried out in association with the Local Highway Authority. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken which shall comprise a. A plan to a scale of 1:1250 showing the location of all defects identified b. A written and photographic record of all defects with the corresponding location references accompanied by a

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- description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.
- (ii) (ii) The methodology of subsequent surveys of the state of the highways, on completion of each plot or phase of development (or other milestone in the development) identifying defects attributable to the traffic ensuing from the said phase of the development.
 - (iii) (iii) The timing of any necessary remedial works to be completed which shall be at the developer's expense. The details once approved shall be carried out in accordance with the said approval.

The first part of the condition (pre-commencement survey) was discharged by letter on 8th March 2022 by Discharge of condition application reference 2021/1710.

The current (post development) application has been accompanied by the following document:

VCS Report PTS22335-05 Visit 2

The document has been assessed by the relevant highway engineers and I am informed that the contents are satisfactory.

As such I am happy to advise you that the **second part of condition 4 can now also be discharged.**

Yours sincerely

A handwritten signature in dark ink, appearing to read 'J M Jenkinson', written in a cursive style.

Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement