



**Development Management
Regeneration and Culture, Growth and Sustainability
PO Box 634, Barnsley, S70 9GG**

NYP Architectural Services Limited
Barnsley Business and Innovation Centre
Innovation Way
Barnsley
S75 1JL

Ref: 2024/0242
Date: 15/05/2024
Enquiries: Matthew Marsden
Direct Dial: 01226 772240
E-Mail: developmentmanagement@barnsley.gov.uk

Dear Mr Woodcock,

Description: Discharge of conditions 3 (Materials), 4 (Boundary Treatments), 8 (Dust Management Plan) and 11 (Landscaping) of planning application 2023/0463: (Change of use of the existing retail shop areas into residential use and associated internal and external alterations to the buildings including removal of shop fronts and demolition of existing outbuildings to create 3no dwellings with gardens and parking area to rear in place of 2no shops and 2no dwellings)

Location: 163, 165 and 167 Midland Road, Royston, Barnsley, S71 4BZ

I received a discharge of conditions application relating to application 2023/0463 which was for 'Change of use of the existing retail shop areas into residential use and associated internal and external alterations to the buildings including removal of shop fronts and demolition of existing outbuildings to create 3no dwellings with gardens and parking area to rear in place of 2no shops and 2no dwellings';

Condition 3 states;

Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Condition 4 states;

Upon commencement of development a plan indicating the position of boundary treatment(s) (including the wrought iron metal fence on the frontage of each respective plot) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.

Condition 8 states;

Prior to any work commencing, the applicant shall submit to the Local Planning Authority for their approval a dust management plan detailing how they will control dust during construction. Once approved the applicant shall adhere to the dust management plan at all times.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Condition 11 states;

Upon commencement of development, full details of soft landscaping in the rear gardens of the proposed plots including the position of turf, planting of shrubs, and which species shall be submitted to and approved in writing by the Local Planning Authority. The approved soft landscaping details shall be implemented prior to the occupation of the building(s).

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

A dust management plan (prepared by Bulk Group dated February 2024) and plans and elevations (103-126 Dwg No. 405 Rev. D) showing materials, boundary treatments and landscaping have been submitted with the application. The LPA's Pollution Control team have reviewed the dust management plan to which was found acceptable and as such recommend that condition 8 is hereby discharged. The details provided with regards materials, boundary treatments and landscaping are sufficient and coherent with the approved plans which were deemed acceptable therefore conditions 3, 4 and 11 can also be discharged.

If you require anything further, please do not hesitate to contact me.

Yours Sincerely

Matthew Marsden, BA(Hons), MSc
Planning Officer