



Our Ref: AC/H6635/6.0/1.0

21 December 2023

Development Management  
Barnsley Metropolitan Borough Council  
Development Services  
PO Box 604  
Barnsley  
S70 9FE

Dear Sir / Madam,

**Re Variation of Condition 2 of 2017/0577 updating the house type design and / or repositioning 149 plots and increasing the total number of units on site by 4.**

**Land Off Newland Avenue and Carrs Lane, Cudworth, Barnsley**  
**Application ref No: 2018 / 1275**

With reference to the above development, it has come to light following an audit of the development that an application has not been submitted against the above planning application dated 06th March 2019.

We therefore have pleasure in submitting the following information in order to discharge these conditions retrospectively.

There are a number of conditions which are required to be complied with prior to commencement of development, which are clearly stated. In addition, there are a number of conditions which are set out in the original grant of Full Planning Permission which have been reiterated in part or in full on this variation approval and have subsequently been discharged. For completeness we have therefore submitted the updated information used to discharge the original approval conditions set under reference number 2018 / 1275

We enclose the fees of for the application to discharge the conditions relating to this permission. The information has been submitted to the Planning Portal online today.

**Condition No. 1 - Approved Plans – Noted.**

The development is currently at the latter stages of the construction phase 4 and is being built in accordance with the plans listed and in accordance with the letter from Hannah Andrews, Planning Officer to my colleagues, Tom Hainsworth and Gavin

Barratt & David Wilson Homes Yorkshire West, Raynham House, 2 Capitol Close, Morley, LEEDS, LS27 0WH

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Wilkinson, letter reference numbers 2020/ENQ/00531 dated 28/08/2020 & 2018/1275 dated 13/06/2019.

**Condition No. 2 Floor Levels** – Please refer to the drawing numbers listed below by our consulting engineers EWP. These detail the floor levels and general levels being built to on site

1. 39094-006\_Details – Engineering\_AFU\_. External Works (Sheet 1 of 9)\_K
2. 39094-007\_Details – Engineering\_AFU\_. External Works (Sheet 2 of 9)\_N
3. 39094-008\_Details – Engineering\_AFU\_. External Works Sheet 3\_L
4. 39094-009\_Details – Engineering\_AFU\_. External Works Sheet 4\_Q
5. 39094-010\_Details – Engineering\_AFU\_. External Works Sheet 5\_P
6. 39094-011\_Details – Engineering\_AFU\_. External Works (Sheet 6 of 9)\_M
7. 39094-012\_Details – Engineering\_AFU\_. External Works Sheet 7\_G
8. 39094-013\_Details – Engineering\_AFU\_. External Works (Sheet 8 of 9)\_J
9. 39094-014\_Details – Engineering\_AFU\_. External Works (Sheet 9 of 9)\_N

**Condition No. 3 – Materials -**

Please refer to drawing number 2017-083-03 Revision M which is an updated version of the plan discharged under condition Number 4 application reference number 2017/11120 dated 14<sup>th</sup> May 2018

**Condition No. 4** – Noted, compliance condition and being adhered too

**Condition No. 5** – Noted, compliance condition and being adhered too

**Condition No. 6 –S278 Designs**

Please refer to the drawing numbers listed below by our consulting engineers EWP. These detail the highways improvements works required

1. 39094-079\_Details – Engineering\_AFU\_. S278 Location Plan D
2. 39094-080\_Details – Engineering\_AFU\_. S278 Layout (Sheet 1 of 3)E
3. 39094-081\_Details – Engineering\_AFU\_. S278 Layout (Sheet 2 of 3)E
4. 39094-082\_Details – Engineering\_AFU\_. S278 Construction Details
5. 39094-084\_Details – Engineering\_AFU\_. S278 Construction Details (Sheet 2 of 2)C
6. 39094-085\_Details – Engineering\_AFU\_. S278 Longitudinal Sections
7. 39094-086\_Details – Engineering\_AFU\_. S278 Site Clearance Plan (Sheet 1 of 2) D
8. 39094-087\_Details – Engineering\_AFU\_. S278 Signing and Lining (Sheet 1 of 3) F
9. 39094-088\_Details – Engineering\_AFU\_. S278 Signing and Lining (Sheet 2 of 3) D
10. 39094-089\_Details – Engineering\_AFU\_. S278 Site Clearance Plan (Sheet 2 of 2) B
11. 39094-096\_Details – Engineering\_AFU\_. S278 Barnsley Road Street lighting and TRO A
12. 39094-097\_Details – Engineering\_AFU\_. S278 Signing and Lining (Sheet 3 of 3)C



We regards to this condition. We with are in receipt of email correspondence received from Lee Francis, Senior Highway Engineer dated 13/03/2023. These emails state that part g works of this condition 7 are no longer required to be undertaken by the council's highways authority and are therefore no longer relevant to this conditions wording

**Condition No. 7 – Visibility Splays – Noted.** All Visibility Splays are clear of obstructions and have been constructed correctly to requirements

**Condition No. 8 – Sales Arena** Noted. The sales area has been constructed to drawing numbers YW-04-20 B, CLC/LP-01 and 2016 Barratt Marketing Suite Drawing 03. Please also refer to my letter dated 21/11/23 requesting an extension of time for the Sales Office in connection with condition 15 of planning approval number 2017/1007.

**Condition No. 9 – Pedestrian Vis Splays - Noted.** Visibility Splays are clear of obstructions

**Condition No. 10 – Gradients –** Please refer to Engineering Plans submitted in connection with condition number 2 above, which details in the proposed designs no gradient in excess of 1 in 12

**Condition No. 11 – Highways Survey –** Noted, and we can confirm that a final condition survey will be commissioned on completion of the development

**Condition No. 12 – Phasing -Noted** Phasing is currently been undertaken in line with drawing number 2017-083-07. We are currently building out on Phase 4 of this plan

**Condition No. 13 – Drainage –** Noted and all Adoptable drainage has been built in accordance with drawings 39094/1000 Rev A, 39094/035 Rev A, 39094/026 - 39094/034 Rev A). We have received Technical approval and S104 agreements have been signed with Yorkshire Water Plc in respect of the proposed drainage scheme

**Condition No. 14 – Revised Landscaping -** Please refer to the enclosed revised Landscaping Plans by our Landscape Architect, FDA which have been updated in accordance with this and subsequent Non Material application submissions

1. R-1789-1H Landscape Masterplan 500@A0
2. R-1789-2D Landscape Details 200@A1
3. R-1789-3D Landscape Details 200@A1
4. R-1789-4C Landscape Details 200 A1
5. R-1789-5C Landscape Details 200 A1
6. R-1789-6D Landscape Details 200@A1
7. R-1789-7D Landscape Details 200@A1
8. R-1789-8D Landscape Details 200@A1

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- 9. R-1789-9C Landscape Details 200 A1
- 10. R-1789-10D Landscape Details 200@A1
- 11. R-1789-11C POS Details 500@A0

**Condition No. 15 –Planting** - Noted, compliance condition and being adhered too.

**Condition No. 16 – LMD** – Please refer to consultants FDA Landscaping Management Plan dated March 2019

**Condition No. 17 & 18 Trees protection** – Noted, compliance condition and being adhered to.

**Condition No. 19 – Construction Management** - Noted, compliance condition with hours of work being adhered to.

**Condition No. 20 – Boundary Treatment** - Noted, compliance condition and being adhered to. All boundaries treatments are being erected prior to each occupation and will be continue to be until the development is completed

**Condition No. 21 – Permitted development removal** - Noted, detail of this has been provided to prospective customers so they are aware of these restrictions. All future alterations to properties have to seek company approval as part of their sale contracts for a period of 10 years.

**Condition No. 22** – Noted. The boundaries enclosures around the attenuation pond including the vehicle protection barrier have been erected in line with the approved plans

**Condition No. 23** – Noted: We are working to the original Ecological Plan by SLR ref SLR Ref: 415.03696.00033 Version No: 1 dated July 2017

In respect of this condition as the plots associated with this application does not significantly change the Ecological mitigation to the plots on the South Eastern and Western Boundaries from the original report, we can confirm that the mitigation has been placed in line with Technical Layout ref 2017-083-01 Rev AE without, we feel the need for an update to the original SLR report as listed.

**Condition No. 24 – 5m easement** - Noted, compliance condition and being adhered to.

**Condition No. 25 Geo Technical appraisal** – Noted, compliance condition and being adhered to.

**Condition No. 26 – WSI Noted**, All Archaeological field work investigations were completed prior to commencement of works on site. A final report has been issued to



the Local Authority by our consultant Prospect Archaeology under reference number Report no. 2999 dated July 2017

**Condition No. 27 – Bin Provision** - Please refer to the enclosed Technical Layout drawing reference: 2017-083-01-AE, which demonstrates the bin storage location for each plot. This condition has been discharged under condition number 28 of application reference number 2017/1120 dated 14<sup>th</sup> May 2018. All plots are furnished with the appropriate number of bins prior to occupation.

**Condition No. 28 – Broadband**

We can confirm the fibre broadband infrastructure has been installed for every property prior to completion of that dwelling. This is both with BT Openreach / EE and Virgin providers

**Condition No. 29 – Grit Bins** – Location of all proposed grit bins are shown on the proposed Section 38 plans listed below as approved with Barnsley highways department

1. 39094\_002\_S - Section 38 Layout (Sheet 1 of 3)
2. 39094\_003\_V - Section 38 Layout (Sheet 2 of 3)
3. 39094\_100\_L - Section 38 Layout (Sheet 3 of 3).

However, we understand that this condition cannot be fully discharged until all phases of the S38 have been signed by BDW and Barnsley Council

**Condition No. 30 – Travel Plan** - Noted.

We have recently commissioned our Travel Plan consultant, TPS as our appointed Travel Plan coordinator for this site. Travel Plan monitoring will start from 2024 and will run annually for 5 years.

We trust this is to your satisfaction and that we politely ask that no enforcement action will be undertaken by the council on respect of this application on the provision that the pre commencement conditions listed have been dealt with on the earlier planning application 2017/0577

Yours sincerely,



Andrew Phipps

Senior Technical Coordinator

Barratt Homes Yorkshire West and David Wilson Homes Yorkshire West