



BARNSLEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2007/2013

To Peter Dimberline RIBA
2 Tipsey Court
Wakefield Road
Staincross
Barnsley
S75 6FZ

DESCRIPTION Residential Development - Conversion of existing building into 5 apartments and construction of 1 block of 16 apartments (Resubmission)

LOCATION 47 Victoria Road, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 29 November 2007 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications received on the 23rd November 2007 (Drawing No's: 2007/007/01; 2007/007/02; 2007/007/03; 2007/007/04; B340/BS/1; B340/S/1) unless prior written consent has been given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with Barnsley Unitary Development Plan Policy BE6, Design Standards.
- 3 No development shall take place until full details of the proposed external materials, including samples of roof tiles and window details/materials, have been 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 Barnsley Unitary Development Plan Policy BE6, Design Standards.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

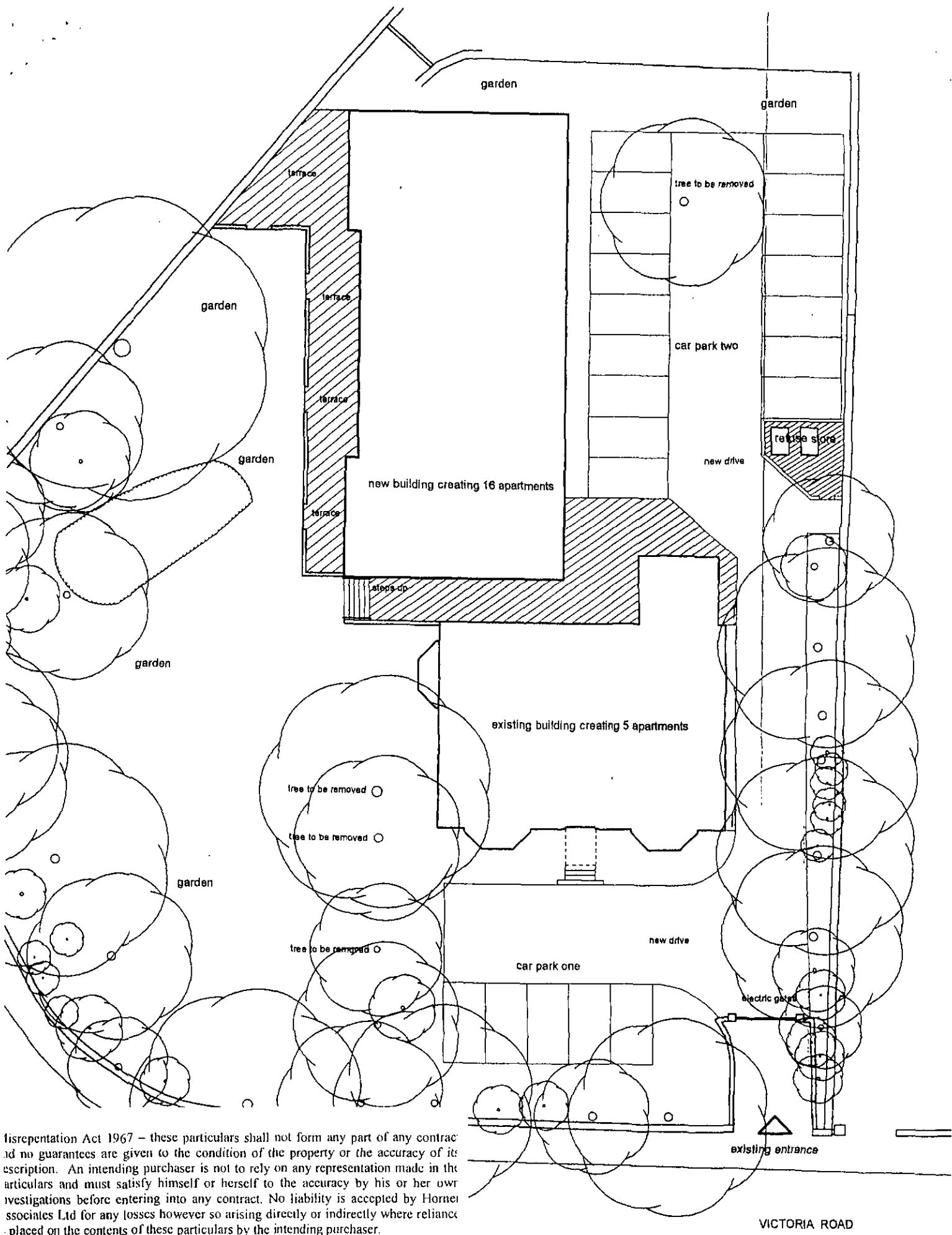
Signed 
Assistant Director, Planning and Transportation

Dated 11 March 2008

- 4 All on-site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use.
Reason: To prevent mud/debris from being deposited on the public highway to the detriment of road safety.
- 5 The parking/manoeuvring facilities, indicated on the submitted plan, shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: In the interest of highway safety and in accordance with Barnsley Unitary Development Plan Policy T2a, Development and the Highway Network.
- 6 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway.
Reason: In the interest of highway safety and in accordance with Barnsley Unitary Development Plan Policy T2a, Development and the Highway Network.
- 7 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway have been submitted to and approved in writing by the Local Planning Authority, and such measures shall be retained for the entire construction period.
Reason: In the interest of highway safety and in accordance with Barnsley Unitary Development Plan Policy T2a, Development and the Highway Network.
- 8 Development shall not commence until details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted and approved in writing by the Local Planning Authority, and such areas shall be retained for the entire construction period.
Reason: In the interest of highway safety and in accordance with Barnsley Unitary Development Plan Policy T2a, Development and the Highway Network.
- 9 Vehicular and pedestrian gradients within the site shall not exceed 1:12.
Reason: In the interest of highway safety and in accordance with Barnsley Unitary Development Plan Policy T2a, Development and the Highway Network.
- 10 Prior to the occupation of any dwelling/unit, the access of Sackville Street shall be permanently stopped up preventing vehicular use.
Reason: In the interest of highway safety and in accordance with Barnsley Unitary Development Plan Policy T2a, Development and the Highway Network.
- 11 The electronic gates shall be hung so as to open inwards.
Reason: In the interest of highway safety and in accordance with Barnsley Unitary Development Plan Policy T2a, Development and the Highway Network.
- 12 The windows on the northern elevation of the new build, serving the bathrooms and ensuites, shall be obscure glazed.
Reason: In the interest of residential amenity and in accordance with Barnsley Unitary Development Plan Policy H8D.
- 13 The development hereby permitted shall not begin until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of or enhancement to off-site public open space in accordance with Unitary Development Plan Policy H6. The provision or enhancement of the off site open space shall be provided prior to completion of the development in accordance with the approved scheme.
Reason. In the interests of residential amenity to ensure adequate provision of public open space to meet local needs in accordance with Policy H6 of the Unitary Development Plan.

- 14 Full details of the bin storage provision to be made on site shall be submitted to and agreed in writing by the Local Planning Authority prior to development commencing. Thereafter, such provision shall be implemented prior to the first occupation of the site and thereafter maintained for its intended purposes and in its agreed form unless otherwise agreed in writing by the Local Planning Authority.
Reason: In the interests of securing safe and satisfactory storage for refuse and bins.
- 15 No development shall take place unless and until 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. Any scheme shall be implemented and retained in its agreed form throughout the life of the development, unless otherwise agreed in writing by the Local Planning Authority.
Reason: To ensure proper drainage of the area
- 16 No trees, or shrubs within the site which are shown as being retained on the approved plans shall be felled, uprooted, damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority. Any such trees or shrubs removed without such consent, or which die or become severely damaged or seriously diseased within five years from the occupation of any building or the development hereby permitted being brought into use shall be replaced with trees or shrubs of similar size and species unless the Local Planning Authority gives written consent to any variation.
Reason: To safeguard existing trees or shrubs, in the interests of the visual amenities of the locality and in accordance with Barnsley Unitary Development Plan Policies GS22, Woodland and Trees and GS22A.
- 17 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs. Tree planting proposals should include at least one specimen of approved species, supplied and planted at Extra Heavy Standard size to replace each tree covered by a Tree Preservation Order which are proposed for removal.
Reason: In the interests of the visual amenities of the locality.
- 18 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.
Reason: In the interests of the visual amenities of the locality.

- 19 Prior to the commencement of development or other operations being undertaken on site in connection with the development, the following documents prepared in accordance with BS5837 (Trees in Relation to Construction 2005: Recommendations) shall be submitted to and approved in writing by the Local Planning Authority:
- * root protection areas (RPA)
 - * a tree constraints plan (TCP)
 - * tree protection plan (TPP)
 - * arboricultural implication assessment (AIA)
 - * arboricultural method statement (AMS)
 - * details of no-dig construction proposals for areas of car park and drive including cross-sections and plans showing relevant area.
- 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.**
- 20 (a) No operations shall be undertaken on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and / or widening or any operations involving the use of motorised vehicles or construction machinery) until the protection works required by the approved protection scheme are in place and the Local Authority is notified.
- (b) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as being fenced off or otherwise protected in the approved protection scheme.
- (c) Protective fencing shall be retained intact for the full duration of the development hereby approved and shall not be removed or repositioned without the prior written approval of the Local Planning Authority.
- Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.**
- 21 The tree works shown on the approved plan shall be carried out by a competent arboriculturalist to the standards set out in BS3998(1989) Recommendations for Tree Works.
- Reason: To ensure the work accords with good arboricultural practice in accordance with Policy GS22 of the adopted Unitary Development Plan and SPG9 (Trees and Hedgerows) and BS3998(1989) Recommendations for Tree Works.**



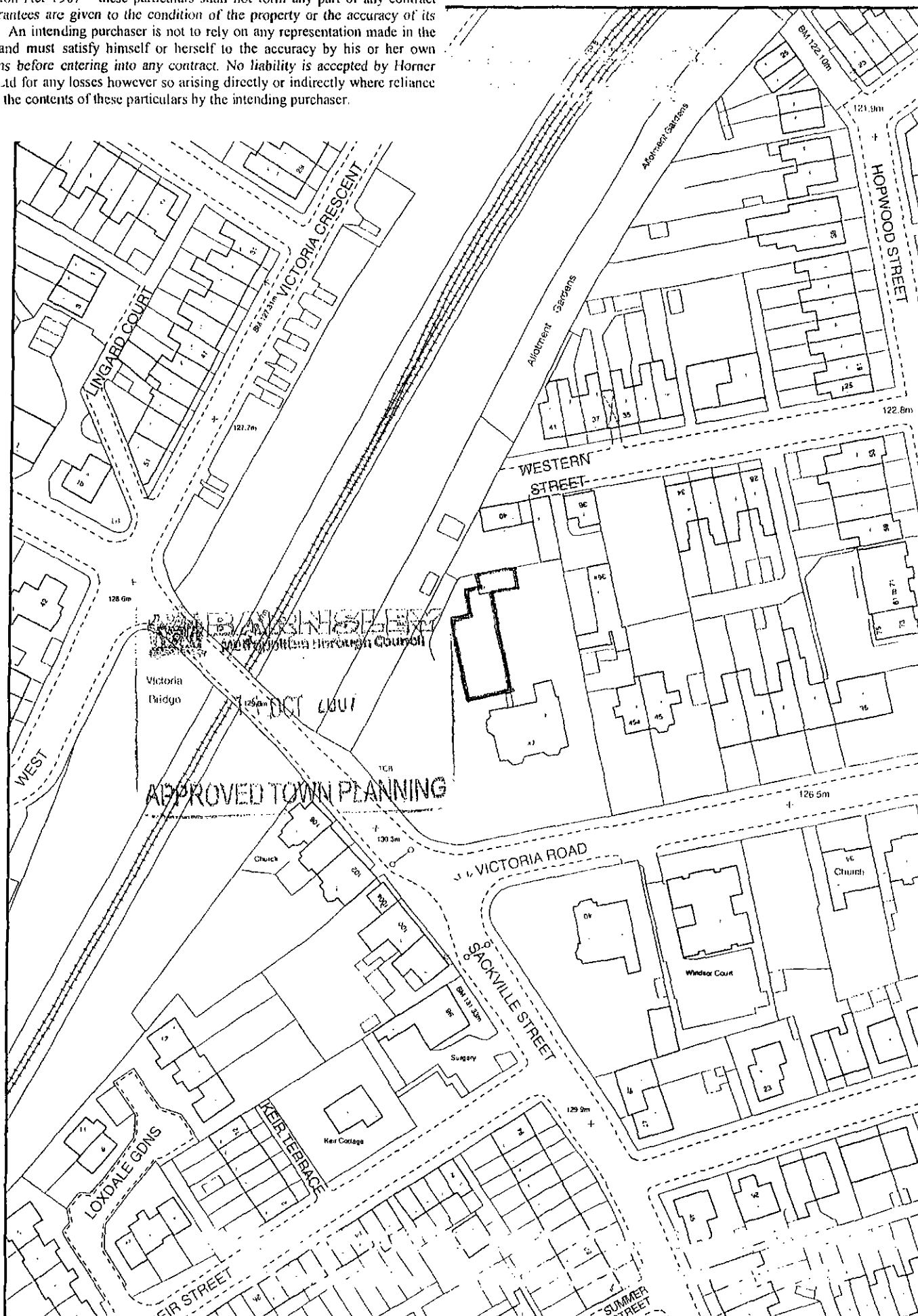
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SITE LAYOUT PLAN AS PROPOSED

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BARNESLEY MBC - Planning and Transportation Service

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