7th. January 2021

GG associates

GARRY GREETHAM
Residential Design Consultant

Planning Department,
Barnsley M. B. C.
Westgate Plaza,
P. O. Box 634,
Barnsley.
S70 9GG.

via e-mail: developmentmanagement@barnsley.gov.uk

Dear Sir / Madam,

Re: Condition Discharge Application.

At: Land of Redundant Electricity Substation, Rose Avenue, Darfield, Barnsley. S73 9BW.

For: Mr. Matt Vickers.

Approval No: 2018 / 0776

On behalf of our mutual client, please find attached the information as stated below in connection with the recent project as per the above.

This information will hopefully enable the relevant conditions attached to the aforementioned Planning Approval, to be dispensed with, namely:

Condition 1) Commencement within 3 years of approval date – Confirmed.

Condition 2) External Materials;

Roofing Materials – Marley Modern (flat profile) grey colour, concrete interlocking tiles.

External Walling – 65mm standard red "Oakwood-Multi" from Build base – www.wienerberger.co.uk/product-range/bricks/oakwood-multi.html

Windows and Doors – Anthracite Grey UPVC.

Westwood House
18 Carr Lane, Tankersley,
Barnsley, South Yorkshire S75 3BE
Telephone/Fax: 01226 746573
Mobile: 07786 062364

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Rainwater Goods – Black UPVC gutters, fall pipes and soil and vent stack.

Condition 3) Development in strict accordance with approved plans and specification etc - Confirmed

Condition 4) Use of plant, machinery to be used during certain hours – Confirmed as per the times provided within the Construction Method Statement refer to paragraph 8.

Condition 5) Permitted Development removed from this application – Confirmed.

Condition 6) Levels – as this single plot site is level, take the finished ground level to be 0.00 with the finished ground floor level to be at 0.20, the finished first floor level to be at 2.90.

Condition 7) Parking / manoeuvring to be surfaced in solid bound materials i.e. tarmacadam – Confirmed.

Condition 8) Sightlines of 2.40m x site frontage shall be safeguarded at the drive entrance and shall be no obstruction to visibility at a height of 1.00m above the nearside channel level of Rose Avenue – Confirmed.

Condition 9) Pedestrian intervisibility splays of 2.0m x 2.0m to be safe guarded at the driveway entrance and no obstruction of 1.00m height above the nearside channel level of Rose Avenue – Confirmed.

Condition 10) All surface water run off shall be collected and disposed of within the combined system of drainage on site and not allowed to discharge on to the adjacent highway Rose Avenue – Confirmed.

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Condition 11) Construction Method Statement required – please find attached copy of Statement dated January 2021.

Condition 12) Vehicular and pedestrian gradients within the site shall not exceed 1:12 – Confirmed.

Condition 13) Any gates to hand inwards and not on the adjacent public highway Rose Avenue – Confirmed.

We believe that the relevant fee for this application will be £ 116-00 and this fee will be paid by our mutual client by direct debit in the next few days.

We hope the attached and above is now to your satisfaction and that you may now be in a position to dispense with the relevant conditions and provide written confirmation of such for our records, however if you require any further information or clarification, please do not hesitate to contact the writer at the address given.

Assuring you of our best attention at all times.

Yours faithfully,

Garry G. Greetham.
M.C.I.A.T.
Partner.

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