



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control
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Head of Service: Garry Hildersley**

White Agus Ltd
Office One, Drill Hall
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Barnsley
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LPA Ref: 2025/0235
Your Ref:
Date: 19th September 2025.
Enquiries to: Bradley Sargeson
Direct Dial: 01226 772142
E-Mail: bradleysargeson@barnsley.gov.uk

Dear Mr Agus,

I am writing regarding your recent submission of a Discharge of Condition(s) application on behalf of Mr Lee Forster. The application relates to the following:

Discharge of conditions 7 (Landscaping), 11 (Footway) & 13 (Drainage) of planning application 2023/0731: (Demolition of existing bungalow and erection of 3no bungalows with associated works including new access from Pontefract Road) at Land at 402 Pontefract Road, Lundwood, Barnsley, S71 5JZ.

Condition 7 (Landscaping): The Council's Forestry Officer was consulted, and it was stated the new tree planting proposed is limited in quantity, however, the density of the approved scheme makes the inclusion of more trees impractical. They were pleased to see the inclusion of large growing native species (Small Leaved Lime) which will become a significant aesthetic feature of the site over time. As such, the details submitted to the local planning authority and included within the following document(s):

- IS-25-002-01
- Kerbing & Surfacing PRGN-2384-HGN-DR-CH-0001

are considered acceptable to discharge the initial element of the condition imposed by application 2023/0731. This condition also requires the approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Condition 11 (Footway): The Council's Highways Development Control team were consulted, and it has been confirmed that the works involving the footway and kerbs has been carried out to a satisfactory standard. As such, the details submitted to the local planning authority and included within the following document(s):

- H3C Headwall 150mm Flap Valve 3 Sided Kee Klamp

- IS-25-002-01
- Kerbing & Surfacing PRGN-2384-HGN-DR-CH-0001
- Cross Sections and Standard Details PRGN-2384-HGN-DR-CH-0002

are considered acceptable to discharge the condition imposed by application 2023/0731.

Condition 13 (Drainage): The Council's Highway Drainage team and Yorkshire Water were consulted. Yorkshire Water raised no objection to discharging this condition. The Council's Engineer confirmed that the Ordinary Watercourse Consent had been approved and sent to the applicant on 28th May 2025. Following further correspondence, the Council's Engineer confirmed that the submitted drainage details are acceptable. As such, the details submitted to the local planning authority and included within the following document(s):

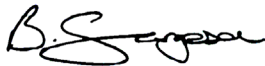
- Yorkshire Water approval of sewer connection(s), Ref: V880884, dated 29th May 2025
- Flow Control Manhole STE/24/12/04
- Attenuation Tank STE/24/12/03
- Drainage Design STE/24/12/02 A
- Impermeable Areas Plan STE/24/12/01 A
- Hydro-Brake Optimum SHE-0108-5000-0850-5000 (Hydraulic Characteristics and Design)

are considered acceptable to discharge the initial element of the condition imposed by application 2023/0731. This condition also requires that no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

In conclusion, conditions 7 (Landscaping), 11 (Footway), and 13 (Drainage) are hereby discharged.

The applicant is advised that conditions 15 and 16 of application 2023/0731 still require discharging and remain outstanding.

Yours sincerely,



Bradley Sargeson

For and on behalf of:
Garry Hildersley
Head of Planning and Building Control

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