



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Ref: 2025/0043
Date: 27th February 2025
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Dear William Saunders

RE: Discharge of conditions 5 (CEMP-B Report) 8 (Construction Environmental Management Plan) and 9 (Construction Method Statement) of app 2023/0815 - Construction of 7no commercial industrial units in 6no. blocks (Use classes E(g)(ii), E(g)(iii), B2 and B8) and associated external works

Thank you for submitting an application for the discharge of conditions 5 (CEMP-B Report) 8 (Construction Environmental Management Plan) and 9 (Construction Method Statement) of application reference: 2023/0815.

We confirm that the information provided was satisfactory and the following conditions are discharged in FULL:

CONDITION 5 – DISCHARGED IN FULL

Notwithstanding the submitted details, no development shall take place (including demolition, ground works and vegetation clearance) until a Construction Environmental Management Plan - Biodiversity (CEMP-B) has been submitted to and approved in writing by the local planning authority. The CEMP-B shall include, but not necessarily be limited to, the following:

- Risk assessment of potentially damaging construction activities; - Identification of 'biodiversity protection zones';
- Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- The location and timing of sensitive works to avoid harm to biodiversity features (e.g. daylight working hours only starting one hour after sunrise and ceasing one hour before sunset);
- Use of protective fences, exclusion barriers and warning signs, including advanced installation and maintenance during the construction period;
- The times during construction when specialists ecologists need to be present on site to oversee works;
- Responsible persons and lines of communication;

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- The role and responsibilities on site of an Ecological Clerk of Works (ECow) or similarly competent person(s).

Reason: In the interests of long term biodiversity, in accordance with Local Plan Policy BIO1

The Biodiversity Officer has reviewed the submitted documents and is satisfied with the measures included in the CEMP-B. This condition can be discharged in full subject to strict accordance with the document.

CONDITION 8 – DISCHARGED IN FULL

Prior to the commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted to the local planning authority and agreed in writing by Natural England. The development shall then be carried out in accordance with that document in addition to the submitted preliminary ecological appraisal.

Reason: In the interests are protecting the ecological value at nearby SSSIs.

Natural England have reviewed the submitted document and are satisfied with the measures included. This condition can be discharged in full provided that all measures are implemented.

CONDITION 9 – DISCHARGED IN FULL

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority (in consultation with the Highway Authority for the M1 motorway). In addition to minimising local impacts, the plan should seek to minimise construction movements via the M1 during peak hours and shall include the following as a minimum:

- i. The parking of vehicles of site operatives and visitors
- ii. Means of access for construction traffic
- iii. Loading and unloading of plant and materials
- iv. Storage of plant and materials used in constructing the development
- v. Measures to prevent mud/debris being deposited on the public highway.
- vi. Construction vehicle movements
- vii. A routing and signing strategy for construction vehicles to and from site, expected number of construction vehicles per day during the period of construction.

Thereafter the approved statement shall be adhered to throughout the construction period.

Reason: In interests of highway safety and equalities in accordance with Local Plan Policy T4.

The Highways DC Officer has reviewed the submitted Construction Method Statement which is comprehensive and covers all the requirements. The condition can be discharged in full on this basis.

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of
Development Management
Garry Hildersley
Head of Service for Planning, Policy and Building Control
www.barnsley.gov.uk/developmentmanagement