



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

Ref: 2025/0596
Date: 17th September 2025
Enquiries Jess Duffield
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Dear Mr Tony Stead, ADP Architecture and Design Ltd

**RE: Discharge of conditions 3, 4, 6, 7 and 8 of application reference 2024/1086:
Proposal for 4no. two bedroom bungalows.**

Thank you for submitting an application for the discharge of conditions 3 (Gain Plan), 4 (Drainage), 6 (Construction Method Statement), 7 (Site Investigations) and 8 (Biodiversity Enhancement) of application 2024/1086.

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

CONDITION 3 – DISCHARGED IN FULL

The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application, Biodiversity Net Gain Assessment by Woodsage Consulting, reference WC-372.1b and dated 2nd April 2025 (Received 03/04/2025).

Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.

An amended BNG metric has been submitted (received 16/9/2025) which indicates that a gain of 0.03 habitat units (+10.15%) will be achieved through a combination of on and off site habitat works. The Gain Plan (received 12/9/2025) indicates that 0.21 biodiversity units have been purchased from an off-site habitat bank provider within Barnsley. This has been cross referenced with the governments biodiversity gains site register using the reference number (BGS-260225002), which shows that the appropriate number and type of habitat units have been purchased in order for the Biodiversity Net Gain requirements of the development to be met. The condition has therefore been satisfied and the condition can be discharged in full.

CONDITION 4 - DISCHARGED IN FULL

Prior to the commencement of development:

(a) Full foul and surface water drainage details shall be 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. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways; and

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority.

Reason: To ensure the satisfactory drainage of the area in accordance with Local Plan Policy CC3.

Yorkshire Water have reviewed the submitted documents and confirm that the above condition can be discharged. The Council's Drainage team have also been consulted and have not raised any objection to the condition being discharged. On this basis, the condition is discharged in full.

CONDITION 6 - DISCHARGED IN FULL

Prior to the commencement of development a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority.

The Statement shall provide for:

- The parking of vehicles of site operatives and visitors;
- Means of access for construction traffic;
- Loading and unloading of plant and materials;
- Storage of plant and materials used in constructing the development;
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- Wheel washing facilities, or other measure to prevent debris;
- Details of the provision of an on-site water supply or water storage facility;
- Measures to control the emission of dust and dirt during earthworks or cut/fill;
- Measures to control noise emissions during earthworks or cut/fill;

The approved Statement shall be adhered to throughout the period of engineering operations and construction.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

The Pollution Control Officer has reviewed the submitted document and confirms that the requirements of the above condition have been satisfied. The condition is therefore discharged in full subject to strict accordance with the submitted Construction and Environmental Management Plan.

CONDITION 7 - DISCHARGED IN FULL

Prior to the commencement of development:

- a) a scheme of intrusive site investigations shall be carried out to establish the risks posed to the development by past coal mining activity, and;
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: To ensure that adequate information pertaining to ground conditions and coal mining legacy is available and enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site in accordance with paragraphs 196 and 197 of the National Planning Policy Framework 2024.

The Mining Remediation Authority have reviewed the submitted Stage 1 Risk Assessment and the Intrusive Site Investigation Report and confirm that both surveys have been undertaken by a competent person and agree with the conclusions. The requirements of the condition are therefore satisfied, and the condition can be discharged in full.

CONDITION 8 - DISCHARGED IN FULL

Prior to any above ground works commencing, a scheme for biodiversity enhancement shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall include, but not limited to, the following details:

- a. Features such as the incorporation of permanent bat roosting features, nesting opportunities for birds, invertebrate boxes and hedgehog features;
- b. Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- c. Materials and construction to ensure long lifespan of the feature/measure
- d. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.

The approved details thereafter shall be implemented prior to occupation and retained and maintained for their designed purpose in accordance with the approved scheme for the lifetime of the development.

Reason: To protect ecological species and habitats in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

Bird and bat boxes are proposed in a suitable location on each of the dwellings, with hedgehog access also indicated on the proposed fencing. The Biodiversity Officer confirms that the above condition can be discharged in full subject to the relevant enhancements being installed prior to occupation.

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

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