



Site Legend/Key:

- Existing Grassland
- Existing Vegetation Planting (Canopy Layer)
- Existing Hardstanding
- Existing Building/Structure
- Existing Tree
- Proposed Mobile Home
- Proposed Touring Caravan
- Proposed EPCOT Bulkhead Lights
- Proposed LED Bollard
- Proposed Bird Box
- Proposed Bat Box
- Proposed Log Pile
- Proposed Refuse Store

Notes:

1. Figured Dimensions should be used in preference to scale. Green Planning Studio accepts no responsibility for any errors in printing or reproduction. This drawing is for **PLANNING ONLY** and must **NOT** be used **FOR CONSTRUCTION**.
 2. This drawing relates to the discharge of Conditions 4 imposed on Appeal Decision. APPR4408/W/24/3357259.
- Condition 4 - Site Development Scheme**
- Condition 4.(j) Biodiversity Mitigation Scheme ("BMS")
3. The BMS will be comprised of the maintenance of all existing trees, hedges and grassed areas, shown on this drawing, along with supplementary habitat creation through the incorporation of supplementary native tree and hedge planting, bird and bat boxes, and log piles, as detailed below.
 4. New tree planting to mix of the following tree species:
 - Acer Campestre - Field Maple
 - Prunus Acum - Wild Cherry
 - Sorbus Aucuparia - Rowan
 New trees to be larger feathered trees 1.5 to 2 metres in height with immediate visual effect.
 5. New hedges planting to be a mix of the following species:
 - Acer Campestre - Field Maple
 - Corylus Avellanea - Hazel
 - Prunus Spinos - Blackthorn
 Plants to be 0.6m - 0.8m at time of planting, to be planted at 3 plants per metre at 0.33m apart.
 6. Grassed/turfed areas to be cut at least once annually (preferably July to allow seeding of spring and early summer species) to a height of 50mm.
 7. Trees to be pruned to maintain form of respective trees. Clear stem heights shall be uniform.
 8. Hedges to be trimmed on an annual basis, at the end of winter after berries have been eaten by birds and small mammals and before nesting season begins. Avoid trimming during periods of frost. To produce a hedge which is suitable for nesting birds trim the hedge into an "A" profile by cutting inwards from base to the top. This shape ensures maximum exposure to the sun and allows snow to slip off easily. Existing hedgerows to be maintained at a minimum height of 2 metres.
 9. Any tree, hedge or shrub removed, uprooted, destroyed, that dies or becomes seriously damaged/defective, in the opinion of the local planning authority, will be replaced by another of the same species and size as that originally planted unless otherwise agreed in writing by the local planning authority.
 10. For further soft landscaping details, please refer to GPS standard Soft Landscaping Specification - Issue 3 - June 2020 Landscape Management.
 11. 2No. bird box and 2No. bat box will be installed on site to create wildlife habitats and features contributing to the site's ecological/biodiversity enhancement. These will be strategically located, as shown on this drawing. Bird boxes will be directed to face between north and east, providing natural protection from direct sunlight, wind and rain. Bat Boxes will be located along dark tree lines and hedgerows for navigations.
 12. 1No. log piles, as shown on this drawing, will create wildlife habitats and features for a range of invertebrates, small mammals, amphibians and insects, contributing to the site's ecological/biodiversity enhancement.
 13. External lighting will comprise of bulkhead fittings - Epcot LED supplied by 4D Lighting Ltd - 01275349383; and, Lite House LED Bollard supplied by Lighting Root Mounted LED9 Type, in positions shown on this drawing (please see accompanying specification/brochure for details).
- Condition 4.(j) Refuse Storage & Waste Collection**
14. Refuse and waste will be stored within the proposed refuse stores, as positioned on this drawing. Please see drawing no. SD/52/002 for more details.
 15. Refuse and waste will be collected on Wednesdays in line with Barnsley Metropolitan Borough Council's bin collection policy/calendar - alternating grey (general waste) and Brown/Green (recycling and garden waste) bin collections.
- Condition 4.(j)c) Vehicular Access, Parking & Turning Area**
16. Hard surfacing will comprise of a tarmacadam surface at the site access adjacent to the highway with a loose bound permeable hardstanding extending into the site, as shown on this drawing
 17. Surface water will be drained via a sustainable drainage system utilising unbound surface drainage detail. Hardstanding is to be formed of loose-bound permeable aggregate to allow for surface water to be sustainably drained by percolation into the ground through surface infiltration.
 18. Vehicle parking and turning area, as shown on this drawing, will be kept clear of obstructions and made permanently available for the turning of vehicles.
- Condition 4.(j)c) Vehicular Access, Parking & Turning Area**
19. Visibility splays, as shown on this drawing, measuring 2.4m x 43m will be kept clear of obstructions above 1-metre in height and made permanently available for vehicles accessing the site.

P01 Issue ID	Initial Transmittal Issue Name	P01 Current Revision	EG Initials	11/09/2025 Date

Do not scale from this drawing except for planning application purposes. The contractor is to check all site dimensions, levels and sewer inverts before works commence. This drawing must be checked and read against any structural or specialist consultant drawings. The contractor is to comply in all respects with the current Building Regulations and BS Codes of Practice whether or not specifically stated on these drawings. This drawing is not intended to show details of foundations, ground conditions or ground contaminants and confirmation and/or investigation is to be carried out by suitable experts. This drawing and the building works/designs depicted are the copyright of Green Planning Studio Ltd and are not to be reproduced in any form or by any means without the written consent of Green Planning Studio Ltd.
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Client
Paddy Connors

Project
23_1301 Land on the Northwest side of Barnsley Road - Conditions
 Land on the Northwest side of Barnsley Road, Barnsley, Barnsley, S72 9LI

Drawing Title
 Conditions - Site Development Scheme

Scale @A2 1:500	Date 11/09/2025	Drawn
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Case No 23_1301	Status Initial Status
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DRAWING No 23_1301-011	Rev P01
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Proposed bird boxes, in compliance with condition 4.(j)a).

Existing grass/turf to be maintained, in compliance with Condition 4.(j)a).

Proposed epcot lights, in compliance with condition 4.(j)a).

All existing trees are to be maintained, in compliance with Condition 4.(j)a).

Proposed bat boxes, in compliance with condition 4.(j)a).

Indicative vehicle turning spaces, in compliance with Condition 4.(j)c).

Indicative vehicle parking spaces, in compliance with Condition 4.(j)c).

Proposed log pile, in compliance with condition 4.(j)a).

Proposed refuse store, in compliance with Condition 4.(j)b).

Proposed LED bollard, in compliance with condition 4.(j)a).

All existing hedgerows are to be maintained, in compliance with Condition 4.(j)a).

Proposed native tree planting, in compliance with Condition 4.(j)a).

Proposed native hedge planting, in compliance with Condition 4.(j)a).

Indicative 2.4m x 43m visibility splays, in compliance with condition 4.(j)d).

