



# BARNLSLEY

Metropolitan Borough Council

## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. B/98/1134/BA



**To** Northlands (D. Burgess)  
c/o E. J. Lidster,  
Arunden House,  
Lund Lane,  
Burton Grange,  
Barnsley, S71 5PA

**Proposal** Change of use of part of haulage depot to storage and distribution of coal, skips, sand, gravel and topsoil.

**At** Haulage Depot, Junction of Burton Road/Pontefract Road, West Green, Barnsley.

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 8 October 1998 and described above.

The approval is subject on compliance with the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

**In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990**

2. The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on December 1998 (drawing No.4A) unless prior written consent has been given by the Local Planning Authority to any minor variation.

**For the avoidance of doubt as amendments have been submitted during the course of processing the application.**

3. Notwithstanding condition 3 above the site shall, at no time be used as a waste transfer station; or for the processing and screening of any materials (other than in connection with coal distribution).

**In the interests of both highway safety and visual amenity.**

4. Prior to the premises being brought into use a dark stained close-boarded fence shall be erected between the points marked A and B on the approved plan and the fence shall thereafter be retained.

*The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.*

Signed

Head of Planning

Dated

9 February 1999

**Planning Services**

**Central Offices, Kendray Street, Barnsley. S70 2TN**

Development Programme Area, Director: Rachel Heatley BA. MA. MBA

**Telephone: 01226 - 772600**

**Fax: 01226 - 772599**

**In the interests of visual amenity.**

5. The existing fence shown between the points C and D on the approved plan shall be close-boarded in its entirety prior to the premises being brought into use and it shall thereafter be so retained.

**In the interests of visual amenity.**

6. All outside storage shall be strictly confined to the area within the site shown hatched green on the layout plan hereby approved.

**In the interests of the visual amenities of the locality.**

7. No scrap vehicles, component parts, or scrap materials of any description shall be stored or displayed on the land.

**In the interests of the visual amenities of the locality.**

8. No outside storage of any description shall at any time exceed a height of three metres above existing ground level.

**In the interests of the visual amenities of the locality.**

9. No outside storage shall at any time take place on the site, except within such purpose designed enclosures as shall be approved in writing by the Local Planning Authority.

**In the interests of the visual amenities of the locality.**

10. No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority, full details of both hard and soft landscaping works, which shall include details of the species, positions and planted heights of all proposed trees and shrubs, and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development and details of any hard surfacing materials, any lighting and means of enclosure to the site.

**In the interests of the visual amenities of the locality.**

11. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.

**In the interests of the visual amenities of the locality**

12. The premises shall, at no time, be used for the direct retail sale of any of the materials specified.

**In the interests of highway safety.**

13 No development shall take place within 4.5 metres of the top of the west bank of Small Bridge Dike, unless otherwise in agreed in writing by the Local Planning Authority.

**In the interests of flood defence.**

14 Prior to the substantial completion of the development, the parking/manoeuvring area shown on the approved plan shall be surfaced, sealed and drained (and marked out), and shall thereafter be permanently retained for parking/manoeuvring solely in connection with the development hereby approved.

**To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic.**

15 No surface water shall be discharged to the drainage system from any areas of the site used by vehicles, without the use of petrol/oil/grit interceptors, the details of which shall have been submitted to and approved in writing by the Local Planning Authority before any work on site commences.

**To prevent pollution of the water environment.**

16 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls in accordance with a scheme to be approved in writing by the Local Planning Authority prior to the commencement of the use.

**To prevent pollution of the water environment.**

17 No development shall take place until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

**To ensure the proper drainage of the area..**

18 The coal hoppers shall be painted either dark grey or dark green in their entirety prior to the premises being brought into use in accordance with a scheme to be approved in writing by the Local Planning Authority prior to the commencement of development.

**In the interests of visual amenity.**