

BJ/09/n1982

Planning Development Management
Barnsley Metropolitan Borough Council
1 Westgate
Western Street
Barnsley
S70 2DR

8th January 2024

Dear Sir/Madam,

Discharge Of Planning Conditions 8, 11, 18, 30 & 34 Pursuant to Planning Permission ref: 2023/0195 For Residential Development of 95no. Dwellings (Amended Plans) At Land Off Barnburgh Lane, Goldthorpe.

nineteen47 are instructed on behalf of Homes by honey to submit the aforementioned discharge of conditions application pursuant to the grant of Full Planning Permission ref: 2023/0195.

A summary of the information that is being submitted as part of this discharge of condition application is provided below.

Condition 8

Upon commencement of development details of measures to facilitate the provision of gigabit capable full fibre broadband for the dwellings/development hereby permitted, including a Timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details.

Reason: In order to ensure compliance with Local Plan Policy I1.

To meet the requirements of Condition 8, the following documents have been prepared:

- Fibre Installation Plan (DWG: 9afe4de5-7fe2-4a6d-bdb3028d87643e438) prepared by GTC.
- Gigabit-capable Full Fibre Broadband Technical Note prepared by Homes by Honey.

Condition 11

No building or other obstruction including landscape features shall be located over or within:

- 3 metres either side of the centre line of the public sewer i.e. a protected strip width of 6 metres, that crosses the site.

Furthermore, no construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved in writing by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall

be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

Reason: In the interest of public health and maintaining the public sewer network in accordance with Local Plan Policy POLL1 and CC3.

The following documents have been provided, to meet the requirements of Condition 11:

- S104 Layout (Dwg: 47619-ECE-XX-XX-DR-C-0015-P07) prepared by Eastwood Consulting Engineers
- Existing Sewer Protection Proposal Technical Note prepared by Homes by honey

Condition 18

Upon commencement of development a scheme for the parking of bicycles shall have been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In the interest of encouraging use of sustainable modes of transport in accordance with Local Plan Policy T5.

In support of Condition 18, Planning Layout (1982_008 L Planning Layout), indicates the location of cycle storage for each plot. Units with detached garages have capacity to store bicycles at the rear of the garage. The planning layout submitted as part of this application, aligns with the live S73 application.

Condition 30

No development (including construction, land raising and demolition if required) shall be carried out other than in accordance with a Construction Environment Management Plan (CEMP) that is first submitted to, and approved by, the local planning authority.

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.

Homes by honey have provided a Construction Environment Management Plan (CEMP) to satisfy the requirements of Condition 30.

Condition 34

Upon commencement of development details, including plans and elevations, of the substation and pumping station shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall then proceed in accordance with the approved details.

Reason: In the interests of visual amenity in accordance with Local Plan Policy D1.

In support of Condition 34, the following plans and documents have been provided:

- S104 Layout (Dwg: 47619-ECE-XX-XX-DR-C-0015-PO4) prepared by Eastwood Consulting Engineers.
- Foul Water Pump Station to Design and Construction Guidance / IWNL Specification
 - Sectional Plan View
 - Elevation Section View
 - Cover Detail
 - Site Layout
 - Kiosk Detail
 - Inlet Chamber Access Cover
 - Pump Chamber Cover
 - Valve Chamber Cover
 - Flowmeter Chamber Cover
- Surface Water Pump Station to Design and Construction Guidance / IWNL Specification
 - Sectional Plan View
 - Elevation Section View
 - Cover Detail
 - Site Layout
 - Kiosk Detail
 - Inlet Chamber Access Cover
 - Pump Chamber Cover
 - Valve Chamber Cover
 - Flowmeter Chamber Cover
- Close Coupled Substation Pyramid Roof Detail General Arrangement (Dwg: GTC-E-SS-0012_R2-2_1_of_1.

I trust that the information provided is sufficient for the purposes of discharging the above conditions. However, please do not hesitate to contact me should you have any queries.

Yours faithfully



Beth Justice
Graduate Planner

