BARNSLEY
Metropolitan Borough Council

GRANT OF OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2007/0051

To Hylo Design
50 Church Street
Brierley
Barnsley
S72 9HT

DESCRIPTION Residential Development (Outline)
LOCATION Land off Wentworth Road, Mapplewell, Barnsley,

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 11 January 2007 and described above.

The approval is subject on compliance with the following conditions:

1 Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun either:-

i) before the expiration of five years from the date of this permission, or

ii) before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

(a) the layout of the proposed development.

(b) scale of building(s)

(c) the design and external appearance of the proposed development.

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

Signed
Assistant Director, Planning and Transportation

Dated 03 April 2007

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN
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(d) means of access

(e) landscaping

Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

3 Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all dwellings and associated structures, road levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.

Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with UDP Policy BE6, Design Standards.

4 The reserved matters application shall include a footway 2 metres in width along the site frontage to Wentworth Road and visibility splays to achieve 2.4 m 90 m standard on to Wentworth Road.

Reason: To ensure that adequate visibility is available, in the interests of highway safety in accordance with UDP Policy T2A.

5 No dwelling shall be sited within 10 metres of the southern boundary of the site.

Reason: To safeguard the amenity of existing residents, and provide a visual break.

6 If the reserved matters application is made for in excess of 20 dwellings it shall include either; 15% of the site to be developed as a play area/open space, or a contribution for off-site provision.

Reason: To ensure the provision of a satisfactory play area for the benefit of future residents.

7 No development shall take place until details of the foul and surface water drainage have been 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.
Reason: To ensure the proper drainage of the area.

8 The site shall be developed with separate systems of drainage for foul and surface water.

Reason: In the interests of satisfactory drainage.

9 No surface water from the site shall be discharged directly or indirectly to any foul or combined sewer.

Reason: To ensure the proper drainage of the area.

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,

Including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained.

Reason: In the interests of the visual amenities of the locality.

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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 die within a period of 5 years from the completion of the development, 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.

Reason: In the interests of the visual amenities of the locality.

12 Prior to the occupation of the development the developer shall submit and implement a residential travel plan which will detail measures to encourage sustainable travel to and from the site. The measures shall include the provision of secure cycle storage.
Reason: To encourage sustainable travel

13 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with UDP Policy ES1, Pollution.

14 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building(s) is/are occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with U.D.P. Policy BE6, Design Standards.

15 No development works shall begin until a report, endorsed by a competent engineer experienced in ground contamination and remediation matters, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-

1. An assessment as to the degree to which the site may be affected by any contamination, including borehole and trial pit results.

2. Measures to test and evaluate the site for the purposes of identifying contamination throughout the duration of the development.

3. Measures to treat or remove any contaminated materials encountered and the methodology to be employed. These procedures should be summarised in a remediation statement.

4. Steps to be taken to prevent any environmental pollution by any such contaminated material encountered.

5. Measures to prevent risks to health and safety of the general public and any persons working on the site.

6. Consideration of any Waste Management issues of any remediation measures.

7. The subsequent certification/validation reports are submitted, showing that the site has been satisfactorily remediated and that the development of the site can be safely occupied

The development shall thereafter be undertaken in full accordance with the submitted report. For further information, see BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land".

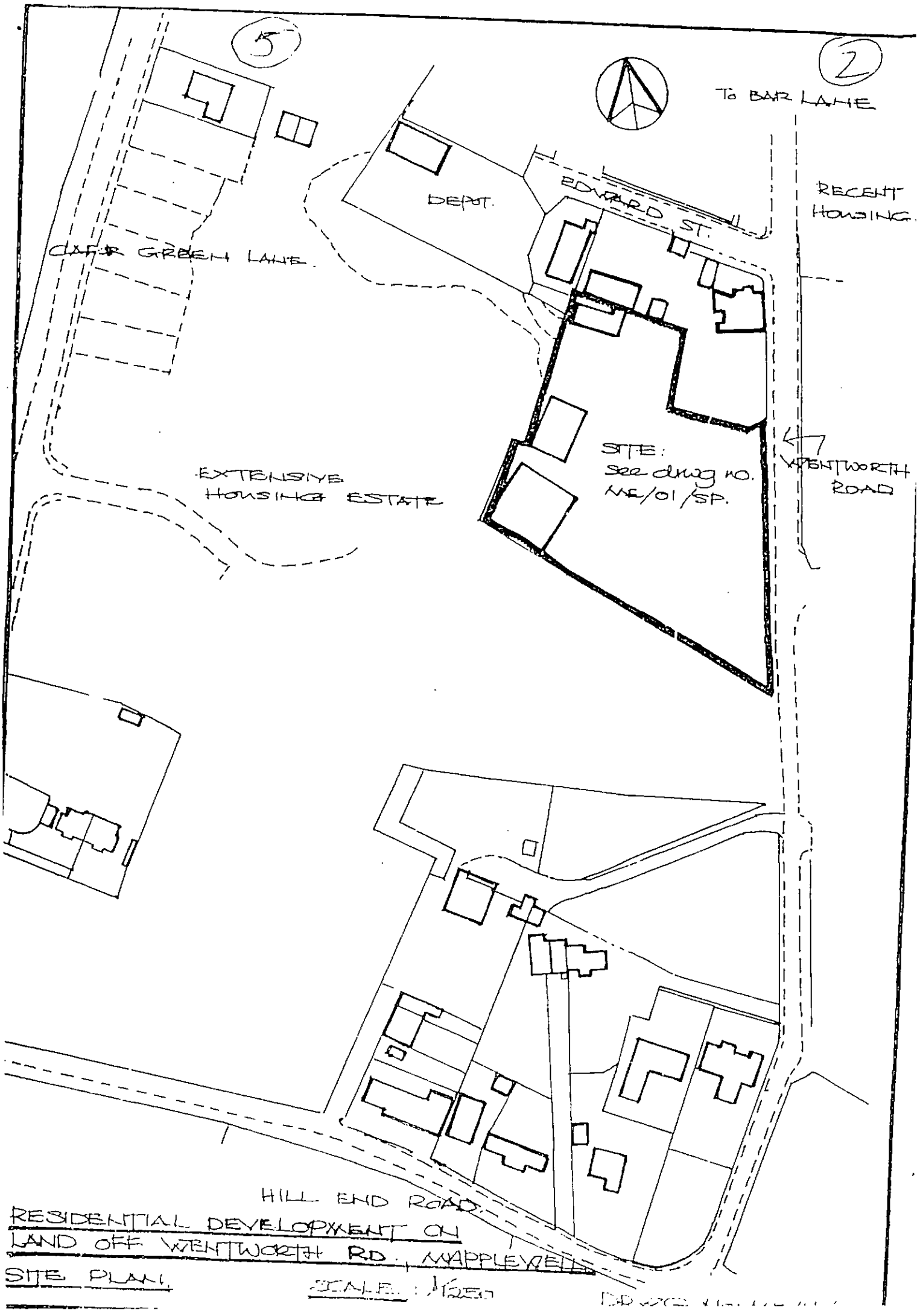
Reason - to protect the environment and ensure the site is suitable for the proposed use.

Reason(s) for Granting Permission

1		The proposal complies with Policy H8A in that the development meets the criteria in SPG 30 Sequential Approach to residential development.

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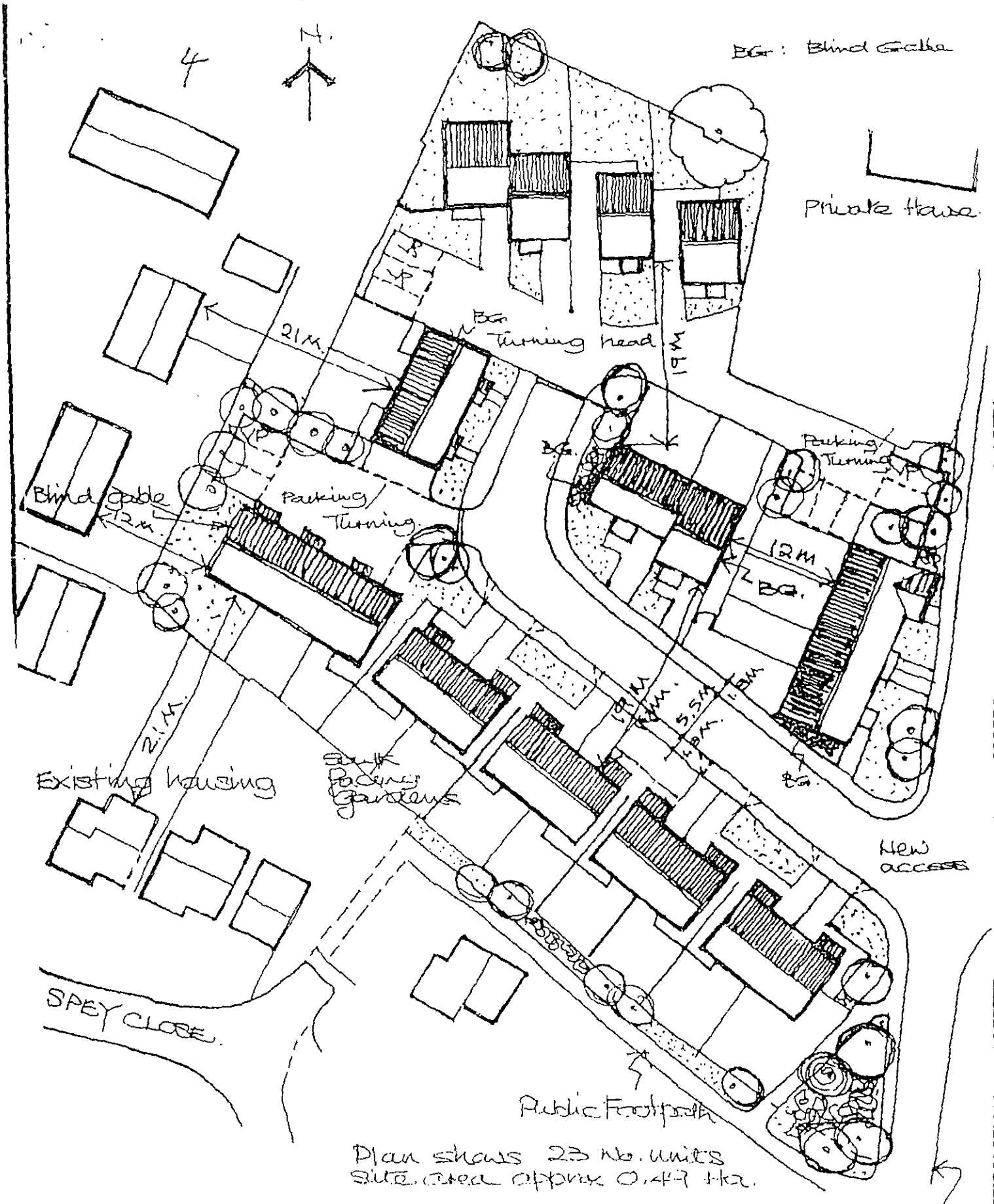
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RESIDENTIAL DEVELOPMENT ON LAND OFF WENTWORTH RD., MAPPLEWELL

SITE PLAN.

SCALE: 1/1250



Plan shows 23 No. units
Site area approx 0.47 Hect.

Change of use application for land off Wentworth Road, Rappwell, Mr. Barnsley, to residential use.
Indicative layout & access point, Design & Access Statements.

Scale: 1-500.

Drg. No: ME/WL.