

Technical Note - Discharge of Condition 12 (Planning application Ref: 2019/0286)

31 August 2022



1 Introduction

Fore Consulting (Fore) has been requested by Sterling Capitol to prepare the information necessary for the partial discharge of Condition 12 associated with planning application reference 2019/0286.

Condition 12 states:

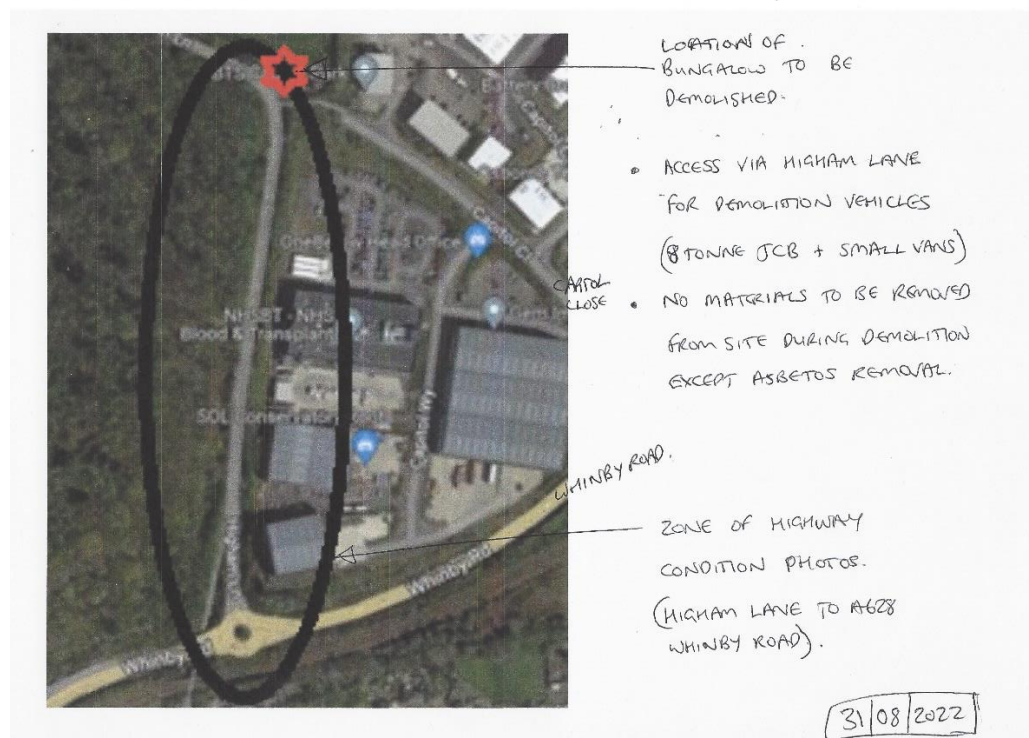
“Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development, a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority.”

Email communication dated 30 August 2022 from the highways officer at Barnsley Council (BMBC) stated that:

“A photographic condition survey will suffice to comply with the condition. The photographs should be taken by you or your representative and submitted in electronic format to the Council.”

A site visit was held on the morning of 31 August 2022 between Fore and Philip McGrath of BMBC. Photos were taken at the agreed location along Higham Lane around the existing residential site access to the bungalow, and on the route to the south along Higham Lane, including up to and around the A628 Whinby Avenue roundabout. The area of the photos is shown on a diagram overleaf.

Location Plan and area where photos were taken on 31 August 2022



2 Commencement of Development

Commencement of development will begin on site in September 2022. Initial works will comprise the demolition of the existing bungalow and the associated outbuildings on the corner of Higham Lane, adjacent to the northern end of Capitol Close. The existing vehicular access to the bungalow will be used for access by the demolition contractor. The vehicles that are to be used in demolition comprise an 8 tonne JCB and associated smaller vans. No demolition materials shall be removed from the site, save for the removal of any asbestos in accordance with the relevant procedures. The vehicles associated with the demolition are expected to come in and out of the site from the south. Vehicle movements to and from the site for the demolition process, is estimated at less than ten two-way movements per day. The demolition will take place in two phases:

- Phase 1 (commencing Monday 5 September 2022) will comprise the demolition of the garages, outbuildings, and erecting Heras fencing along the Higham Lane boundary.
- Phase 2 (in circa 6-8 weeks) will comprise the demolition of the bungalow, following approval of the Section 80 demolition notice that is currently with BMBC.
- No material, save for the asbestos containing materials, is to be removed from site. All material arising from the demolition will be graded and kept on site for future disposal during the construction of the Capitol Close roundabout.