



BARNSELEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2011/0062

To Atkins Ltd
Mr Stephen Lang
3100 Century Way
Thorpe Park
Leeds
West Yorkshire
LS15 8ZB

DESCRIPTION Installation of electric substation associated with school.
LOCATION Greenacre School, Keresforth Hill Road, Barnsley, S70 6RG

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 21 January 2011 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 3 years from the date of this permission.

Reason: 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 strictly in accordance with following plans and specifications as approved unless required by any other conditions in this permission or if prior written consent is given by the Local Planning Authority to any variation:-

-Drawing GRN_SK__138, Proposed Substation', received 18th January 2011
-Drawing GRN_SK_140, Proposed Substation', received 18th January 2011
-Drawing Y001S12, Standard Distribution Substation Drawing, received 18th January 2011
-Drawing 2787.01 YEB Pyramid - Type A1, received 18th January 2011
-Drawing BP4L_GRN_AWP_DR_94_BW_LL_11, Tree Protection Plan, East of Site, received 14th March 2011.

Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

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 15 March 2011

- 3 Unless otherwise agreed, no development shall take place until full details of the proposed external materials have been 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 the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.
- 4 The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.
Reason: To safeguard existing trees, in the interest of visual amenity.
- 5 Prior to the approved works being carried out on site, the branches/trees to be removed shall be clearly marked and 5 days notice shall be given to the Local Planning Authority. The work shall thereafter be carried out to the satisfaction of the Local Planning Authority.
Reason: To ensure the work accords with good arboricultural practice.
- 6 Unless otherwise agreed, no development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of replacement tree planting details, including details of the species, positions and planted heights of proposed trees and shrubs. The approved replacement tree planting scheme shall be implemented in accordance with the following details within the first planting season following the approved tree felling works.
Reason: In the interests of the visual amenities of the locality.

Reason(s) for Granting Permission

- 1 Unique The proposed development is considered to be acceptable with regards to the relevant policies in the Barnsley UDP in that:-

It would not lead to the loss of existing community facilities as per the requirements of Policy CF2.

The development is in accordance with Policy UTL1 on the provision of utilities.

The effects of tree loss would not be significant and would be mitigated by protection measures for retained trees and replacement planting as covered by Policy GS22.

It would have no unduly harmful impact on residential amenity by way of noise, disturbance, loss of privacy or traffic.

It would have no undue visual impact on the character of area by way of building mass, design or materials as covered by Policy BE6.

There are no highway safety issues.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.