

BJ/08/n1982

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

24<sup>th</sup> November 2023

Dear Sir/Madam,

**Discharge Of Planning Conditions 12, 20 & 27 Pursuant to Planning Permission ref: 2023/0195 for Residential development of 95no. dwellings (Amended Plans) at Land North Of 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 conditions application is provided below.

#### Condition 12

*No development shall commence until full construction, engineering, drainage and street lighting details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall thereafter be constructed in accordance with the approved details.*

*Reason: In the interests of highway safety, in accordance with Local Plan policy T4 – New Development and Transport Safety.*

The following documents have been prepared by Eastwoods to meet the requirements of condition 12:

- S104 Layout Plan (47619-ECE-XX-XX-DR-C-0015 RevP03)
- Manhole Schedules Sheet 1 (47619-ECE-XX-XX-DR-C-0017 RevP02) and 2 (47619-ECE-XX-XX-DR-C-0018 RevP02)
- Manhole Construction Details Sheet 1 (47619-ECE-XX-XX-DR-C-0023 RevP01), 2 (47619-ECE-XX-XX-DR-C-0024 RevP01) and 3 (47619-ECE-XX-XX-DR-C-0025 RevP01)
- Plot Drainage Sheet 1 (47619-ECE-XX-XX-DR-C-0045 RevP02), 2 (47619-ECE-XX-XX-DR-C-0046 RevP02) and 3 (47619-ECE-XX-XX-DR-C-0047 RevP02)
- S38 Layout Plan (47619-ECE-XX-XX-DR-C-0051 RevP02)
- Highway Construction Details Sheet 1 (47619-ECE-XX-XX-DR-C-0053 RevP02), 2 (47619-ECE-XX-XX-DR-C-0054 RevP02) and Detailed Notes (47619-ECE-XX-XX-DR-C-0055 RevP01)
- Surface and Kerbing Layout (47619-ECE-XX-XX-DR-C-0052-P02).

Barnsley Metropolitan Borough Council have prepared the following documents regarding street lighting:

- Street Lighting Proposals (SL20-112\_1300\_1).
- Barnburgh Lane (Street Lighting with Louvres).

### Condition 20

*No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of:*

- A plan to a scale of 1:1250 showing the location of all defects identified.*
- A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.*

*On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.*

*Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety in accordance with Local Plan Policy T4.*

To meet the requirements of condition 20, Homes by honey have prepared a Photo Location plan and associated photographic record document. Homes by honey undertook a joint inspection of the highway condition with the Highways team at Barnsley Council. The survey was undertaken at approximately 08:20am in dry and sunny weather conditions. Senior Highway Engineer for Barnsley Council, Lee Francis, has informally confirmed that the information provided is satisfactory for part discharge of the condition.

### Condition 27

*Notwithstanding the submitted details, before above ground works commence, details of external/internal lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall be provided by a suitably qualified ecologist and clearly demonstrate that lighting will not adversely impact wildlife using key corridors, foraging, and commuting features and roosting sites. The details shall include, but are not limited to, the following:*

- *A drawing showing sensitive areas, dark corridors and buffer areas;*
- *Technical description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;*
- *A description of the luminosity of lights and their light colour;*
- *A drawing(s) showing the location and where appropriate the elevation, height and luminance of the light fixings;*
- *Methods to control lighting control (e.g. timer operation, Passive Infrared Sensors (PIR));*
- *And;*
- *Lighting contour plans, both horizontal and vertical where appropriate, taking into account*

*hard and soft landscaping.*

*All external/internal lighting shall be installed in accordance with the specifications and locations set out in the approved details. They shall be maintained thereafter in accordance with these details.*

*Reason: To conserve and enhance biodiversity in accordance with Local Plan BIO1 Biodiversity and Geo Diversity and the SPD's Biodiversity and Geodiversity, and Trees and Hedgerows.*

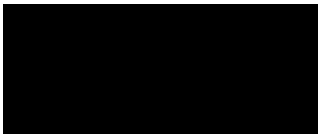
A street lighting scheme has been prepared in conjunction with Barnsley Metropolitan Borough Council, to meet the requirements of Condition 27:

- Street Lighting Proposals (SL20-112\_1300\_1).
- Barnburgh Lane (Street Lighting with Louvres).

Additionally, BWB consultants have prepared a Lighting Details report.

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

