



BARNSLEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/1509

To Barnsley MBC
Highways & Engineering
Central Offices
Kendray Street
Barnsley
S70 2TN

DESCRIPTION Construction of new highway, pedestrian/equestrian underpass, landscaping and associated works
LOCATION A61 Wakefield Road/Burton Road Quality Bus Corridor Phase 3, Junction of A61 Wakefield Road, Burton Road and Old Mill Lane, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 05 September 2006 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 the plans and specifications and Environmental Assessment Report submitted August 2006 as approved unless prior written consent has been given by the Local Planning Authority to any variation.
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 07 September 2007

- 3 Prior to the commencement of the development a scheme shall be submitted to, and received the written approval of the Local Planning Authority, identifying measures to be taken to ensure that all vehicles leaving the site are in such condition as not to leave dust, slurry or mud on the highway. The development shall thereafter be undertaken in accordance with the details of the approved scheme. Notwithstanding such arrangements, should any material nevertheless be accidentally deposited on the public highway, the operator shall immediately remove such material.
Reason: In the interests of highway safety.
- 4 Development shall not commence until details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted and approved in writing by the Local Planning Authority. Such approved areas shall be retained for the entire construction period.
Reason: In the interest of road safety.
- 5 Development shall not commence until the means of access for construction traffic have been submitted to and approved, in writing, by the Local Planning Authority, and such an access shall be retained for the entire construction period.
Reason: In the interest of road safety.
- 6 Prior to the commencement of development approved by this planning permission, a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme shall include all of the following elements unless specifically excluded, in writing, by the Local Planning Authority.
- 1) A desk study identifying:
 - All previous uses
 - Potential contaminants associated with those uses
 - Potentially unacceptable risks arising from contamination of the site.
 - 2) A site investigation scheme, based on (1) to provide information for an assessment of the risk to all receptors that may be affected, including those off site.
 - 3) The results of the site investigation and risk assessment (2) and a method statement based on those results giving full details of the remediation measures required and how they are to be undertaken.
 - 4) A verification report on completion of the works set out in (3) confirming the remediation measures that have been undertaken in accordance with the method statement and setting out measures for maintenance, further monitoring and reporting.
The development shall be carried out in accordance with the approved scheme.
Reason: In order to protect controlled waters.
- 7 Development shall not commence until details of a scheme for the retention of bats' roost and the retention of bats' existing accesses, or the provision of alternative new accesses, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include a programme for the implementation of the development which avoids any buildings or other operations likely to affect the bat roost being undertaken between May and September inclusive. The development shall be carried out in accordance with the approved scheme or any amendment to the scheme as approved in writing by the Local Planning Authority.
Reason: In the interest of the local ecology and environment.

- 8 No development shall commence until a scheme for the provision and implementation of surface water run-off limitation to 30 litres per second has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.
Reason: In order to prevent the risk of flooding.
- 9 Prior to the commencement of development a water vole and otter survey shall be carried out and submitted to and approved in writing by the Local Planning Authority. The survey should include details of any mitigation measures if water voles or otters are found on the site. The development shall be carried out in accordance with the approved details.
Reason: To protect biodiversity and protected species.
- 10 No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that any archaeological remains are recorded or are preserved in accordance with an agreed scheme and in accordance with UDP Policies BE3, Archaeological Sites and BE4.
- 11 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a scheme for both hard and soft landscaping works. Such details shall be based on the submitted Landscape Proposals (reference figure number 7A). The details shall include provisions to ensure that native species are planted in the woodland screen and infill planting. Such details shall receive the written approval of the Local Planning Authority and be carried out in accordance with the approved scheme.
Reason: In the interests of the visual amenities of the locality.
- 12 All planting, seeding or turfing comprised in the approved details of landscaping, submitted as a requirement of condition 11, shall be carried out in the first planting and seeding seasons following the construction period of the proposed highway works; 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.
- 13 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.
Reason: In the interests of the visual amenities of the locality.
- 14 Prior to the commencement of development, a scheme for dealing with any contaminated surface water run-off generated during the construction phase is submitted to and approved in writing by the Local Planning Authority. The scheme shall be carried out in accordance with the approved details.
Reason: In order to protect the local watercourse.

- 15 Prior to the commencement of development a Working Method Action Plan shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include, but are not limited to, identification of specific haulage routes, soil storage areas and air and ground pollution mitigation measures. The development shall be carried out in accordance with the approved action plan and retained thereafter.

Reason: In order to protect the local amenity.

- 16 Development shall not commence until the details of a scheme for the drainage and construction details of the proposed car park, as identified in drawing number HD/A61.38.3/PA1REVA, has been submitted to and approved in writing by the Local Planning Authority. Such details shall include a scheme which delivers sustainable urban drainage. The development shall be carried out in accordance with the approved scheme.

Reason: In order to provide effective drainage.

- 17 Prior to the commencement of the development approved by this permission, a remediation scheme, endorsed by a competent engineer experienced in ground contamination, shall be submitted to the local Planning Authority for approval. This report shall, amongst other matters, include the following:-

1. Procedures to identify the contaminated areas.
2. Methodology to treat/ remove any contaminated material.
3. Measures to test and evaluate any imported soils onto the site.
4. Measures to prevent risks to health and safety of the general public and any persons working on the site.
5. The subsequent validation that the site has been satisfactorily remediated and that the development of the site can be safely undertaken and occupied.

The development shall thereafter be undertaken in full accordance with the submitted reports.

Reason: To protect the environment and ensure the site is suitable for the proposed use.

- 18 No development shall take place until full surface water drainage details, including land drainage, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be 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 by the Local Planning Authority.

Reason: To ensure proper drainage of the area.

- 19 Prior to the commencement of the development a scheme shall be submitted to, and approved in writing by, the Local Planning Authority describing the methodology to be employed to suppress dust arising from the operations in the form of a Dust Action Plan. Such measures may include water bowsers; sprayers mobile and fixed; or similar equipment; regulating the speed of vehicles on the site; and such other steps as are appropriate. The operations shall thereafter be undertaken in complete accordance with the approved scheme. At such times, when due to site conditions the prevention of dust is not possible all site works contributing to the dust problem should cease until such time as conditions improve to allow a resumption of works.

Reason: In the interests of local amenity and to protect the environment.

- 20 Prior to the commencement of development, a scheme to mitigate the effects of construction noise and vibration shall be submitted to and approved, in writing, by the Local Planning Authority. The scheme should also detail noise and vibration monitoring details to be conducted upon the completion of development. The scheme shall be implemented in accordance with the approved scheme.
Reason: In the interest of the local amenity.
- 21 Development shall not commence until the hours of operation for any site preparation, demolition, deliveries and any construction traffic movements has been submitted to and approved, in writing, by the Local Planning Authority. Such details shall ensure that traffic movements do not occur during peak hours and any site workings do not occur outside normal working hours, on Sundays, Bank Holidays or Public Holidays. The agreed details shall be retained throughout the entire development period.
Reason: In the interest of highway safety and the local amenity.
- 22 From the commencement of development to its completion, the following shall always be available on site for inspection during normal working hours and to reference by operatives and contractors working on the site:
- a) A copy of this permission including all documents hereby approved and any other documents subsequently approved in accordance with this permission.
Reason: For the avoidance of doubt.
- 23 All on-site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use, to prevent mud/debris from being deposited on the public highway to the detriment of road safety.
Reason: In the interest of highway safety.
- 24 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), details of the location, design and external appearance of temporary office and amenity accommodation, other buildings, car parking area and the compound area shall be submitted for approval in writing to the Local Planning Authority prior to their construction or installation.
Reason: For the avoidance of doubt.
- 25 No vehicles used for the movement of soils and overburden within the site shall be equipped with downward pointing exhaust pipes.
Reason: In the interests of local amenity and to protect the environment.
- 26 The parking/manoeuvring facilities, indicated on the submitted plan, shall be provided prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: In the interest of road safety.

Informative(s)

- 1 The decision to grant permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan. The relevant greenspace policies are set out below:

Policy GS7 - Green Belt

Policy GS9 - Green Belt

Policy GS34 - Urban Greenspace

It is considered that special circumstances have been demonstrated to warrant departure from the policies. These include the environmental and social benefits associated with the development and the landscaping, screening and improvements and the associated improvements to the surrounding area.

- 2 The proposed development is within 250 metres of a Category One and 3 Category Four Landfill Sites. A site investigation should be carried out to ascertain the presence of landfill gas. A report with results of the survey and any recommendations regarding structural precautions should be agreed with the Local Authority's Building Inspectors.