

Our Ref: RB/jd

7 October 2005

Barnsley Metropolitan Borough Council
Planning & Transportation Service
Central Offices
Kendray Street
Barnsley
S70 2TN

F.A.O. Mrs Jayne Hammond

Dear Sirs

Re: Burton Road, Monk Bretton, Barnsley – Planning Approval Reference B/05/0307/BA (Reserved Matters) – B/04/0769/BA (Outline)

Further to the receipt of the above planning approval, please find enclosed, the relative information to allow the discharge of the associated conditions.

Reserved Matters Approval Ref: B05/0307/BA

Condition 1

Noted. The development will have begun before the dates set out in this condition.

Condition 2

Noted. The development will be carried out in accordance with the latest approved layouts. We will seek written approval from yourselves for any variation or deviation from the approval.

Condition 3

All our roof tile and brick samples accompany this letter and are as follows:-

APARTMENTS

Brick

- Butterley Kimbolton Red Multi

Tile

- Calderdale Slate Dark Grey

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WINDSOR RANGE (TOWN HOUSES)

Brick

- Butterley Victorian Mixture
- Butterley Worcester Red Multi

Tile

- Calderdale Slate Dark Grey

REGENCY RANGE (DETACHED PROPERTIES)

Brick

- Butterley Leicestershire Russet Mixture
- Butterley Tregaron Mixture
- Butterley Thornbury Multi Stock

Tile

- Calderdale Slate Dark Grey
- Butterley Double Pantile – Rustic
- Butterley Double Pantile – Terracotta Red

Please note that all the individual material positions can be found on the materials schedule on the site layout (drawing no.2131/01 Rev.C)

Condition 4

All details of our proposed boundary treatments were submitted along with our original application. Additional copies are enclosed for your approval.

Condition 5

Noted – We will seek prior written approval from yourselves for any further tree/hedge removal other than those that are already agreed for removal to accommodate the development.

Condition 6

Noted – All retained trees and hedges on site will be protected and fenced off with Herris fencing.

Condition 7

Our finalised landscape layout is enclosed for your approval along with a copy of my covering letter to Sue Rose. This layout has now been computerised and amended as requested by Sue in her consultation response, dated 23rd August 2005.

Condition 8

Noted – The landscape scheme will be carried out as per the approved layout. Any removed or damaged trees will be replaced within 5 years of the completion of the development.

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Condition 9

The water course has now been diverted across the rear gardens of plots 149 – 164 and 204 – 215. The plot levels have been considered in this location.

Condition 10

This information will be forwarded to you in the near future.

Condition 11

Noted – As per latest site layout.

Condition 12

All the information related to in this condition will be forwarded to yourselves in the near future.

Condition 13

Noted.

Condition 14

Noted – The 2.0m high acoustic fence is indicated on the site layout along the eastern boundary. Details of the fence were submitted along with the original application and additional copies are enclosed for your records.

Condition 15

Noted.

Condition 16

Noted – The measures set out in the flood risk assessment have been incorporated into the site layout with regard to levels.

Condition 17

All the information related to in this condition will be forwarded to yourselves in the near future.

Conditions 18 & 19

Our geotechnical report which was submitted to yourselves on the 31st May 2005 which covered the points raised in these conditions. We would be grateful if you could confirm whether or not any further information is required.

Condition 20

A) We still await confirmation from Barbara Wilson of the exact position of the point of closure.

B) A right turn lane has been indicated on the layers for the entire site frontage to accommodate all junctions into and opposite the site. A more detailed

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C) Noted – A 2.0m wide footway is indicated to the entire site frontage.

D) Noted – To form part of Section 278 works.

E) Noted – To form part of Section 278 works

F) Noted – To form part of Section 278 works

G) Noted – To form part of Section 278 works

H) The turning head on Tumbling Lane has been indicated on the layout adjacent plots 20 & 56. We would be grateful if you could confirm you are happy with its location.

I) This is covered by condition no.34 of this approval and condition 26 of the outline approval. I can confirm that a section 106 agreement has been signed to provide a 1 year travel master pass to the first occupiers of each dwelling.

J) Noted – To form part of Section 278 works.

Condition 21

Noted – The 4.5 x 90m visibility splays are indicated on the latest site layout. These splays will be set out exactly as per the layout and kept clear of any obstructions.

Condition 22

The condition survey of the adjacent highways to be used for construction traffic has been commissioned and will be forwarded to yourselves shortly.

Conditions 23, 24 25 & 27

Enclosed for your approval are copies of our site management plan which indicates all the information required by these conditions. (To follow shortly)

Condition 26

These details will be forwarded to yourselves in the near future.

Condition 28

Noted.

Condition 29

Noted – The 2m x 2m pedestrian intervisibility splays have now been indicated on the layout. These areas will be kept clear of obstruction above the height of 600mm.

Condition 30

Noted.

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Condition 31

All the information related to in this condition will be forwarded to yourselves in the near future.

Condition 32

A turning facility to accommodate a fire appliance has now been indicated to the shared drive serving plots 52-56. This can be found on the enclosed site layout.

Condition 33

The proposed 3.0m wide access gate and motorcycle barrier on the footpath link at the junction with Tumbling Lane is indicated on the site layout.

Condition 34

Noted – There is a Section 106 Agreement in place to secure the 1 year travel master pass for the first owners of each dwelling.

Condition 35

In order to suppress dust arising from site operators, it is our intention to fence off the site at the earliest opportunity and store the top soil on civilised places on site. Water bowsers will be provided on site to dampen the soil as and when necessary. The speed of vehicles on site will also be restricted to minimise the possibility of spreading dust.

Condition 36

With regard to noise emanating from site, as stated in the previous condition, the site will be fenced off at the earliest opportunity and working hours set out in condition 37 will be abided by. Should you require anything further to clear this condition, please do not hesitate to contact me.

Condition 37

Noted – Working hours

Condition 38

Wheel cleaning facilities will be provided on site to prevent the deposit of dust, mud and slurry onto the existing highway.

Condition 39

Noted – The development will be carried out in accordance with the recommendations set out in the approved noise report prepared by Kirby Charles Associates, dated June 2005.

Condition 40

Noted – The motorcycle barriers will be provided to the POS area before the footpath links are brought into use.

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Outline Approval – Reference B/04/0769/BA

Condition 1

Timing – Condition cleared.

Condition 2

Approval of reserved matters has been submitted - condition cleared.

Condition 3

The latest open space area and location can be found on the enclosed site layouts. The size, shape and location have been agreed with Mr I. Panton and Mrs Sue Rose in your landscape section.

Condition 4

Noted.

Condition 5

As condition 10 on reserved matters.

Condition 6

As condition 9 on reserved matters.

Condition 7

Noted.

Condition 8

As condition 12 on reserved matters.

Condition 9

As condition 18 on reserved matters.

Condition 10

As condition 21 on reserved matters.

Condition 11

As condition 20 on reserved matters.

Condition 12

As condition 22 on reserved matters.

Condition 13

As condition 35 on reserved matters.

Condition 14

As condition 38 on reserved matters.

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Condition 15

The visibility splays of 2.4 x 90m has been safeguarded at the Tumbling Lane junction. This is indicated on the approved site layout.

Condition 16

Noted.

Condition 17

As condition 19 on reserved matters.

Conditions 18 & 19

Are repeats of conditions 13 & 14 on the same approval.

Condition 20

As condition 36 on reserved matters.

Condition 21

Noted – Working hours

Condition 22

The approved site layout indicates 15% of the site area allocated as POS.

Condition 23

Noted – The development will be carried out in accordance with the approved flood risk.

Condition 24

Noted.

Condition 25

As condition 17 on reserved matters.

Condition 26

As condition 34 on reserved matters.

The site layout has also undergone further amendments following a request from our sales department. These amendments include the introduction of smaller detached units to replace some of the larger ones. The new detached units that have been introduced are the Hertford and Ilston house types and there are 5no. of each indicated. (House type planning drawings are enclosed for your approval).

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The house types have been introduced as follows:-

- Plot 9 Ilston
- Plot 54 Ilston
- Plot 55 Hertford
- Plot 124 Hertford
- Plot 125 Ilston
- Plot 202 Hertford
- Plot 226 Ilston
- Plot 227 Hertford
- Plot 229 Hertford
- Plot 230 Ilston

The introduction of these plots and the omission of the larger units has provided extra space for additional units which takes the total number of units on site to 234 (an increase of 3). These extra units have been indicated in the following locations.

- Run of houses 52 – 57 (+ 1 unit)
- Run of houses 121 – 126 (+ 1 unit)
- Run of town houses 222 – 224 Unit Omitted (- 1 unit)
- Run of houses 225 – 231 (+ 2 units)

We would be grateful if you could confirm in writing the clearance of all conditions that you are able to at this stage, at the earliest opportunity as we wish to start on site as soon as possible.

We would also be grateful if you could confirm that the amendments described above and as indicated on the enclosed site layouts) drawing no.2131/01 Rev.C) are acceptable to yourselves as a minor amendment to the approval.

Thank you in anticipation, however should you have any problems or require any further information, please do not hesitate to contact the undersigned.

Yours faithfully

R. Beevers
Development Executive

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