



# BARNSELEY

Metropolitan Borough Council

## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/1986

To Signet Planning Ltd.  
12B Hornbeam Park Oval  
Hornbeam Park  
Harrogate  
HG2 8RB

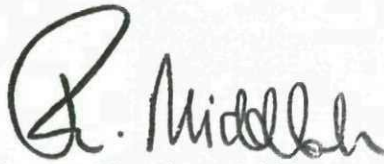
**DESCRIPTION** Erection of 83 dwellings  
**LOCATION** Land at St Helen's Avenue, Monk Bretton, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 24 November 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 in strict accordance with the amended plans and specifications received on 29 January 2007 (Drawing No. SPL 41/01 Revision C), unless prior written consent has been given by the Local Planning Authority to any minor variation.  
**Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.**
- 3 Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.  
**Reason: To enable the impact arising from need for any changes in level to be assessed 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 18 April 2007

- 4 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.**
- 5 No development shall take place until details of the foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or 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 with the Local Planning Authority.  
**Reason: To ensure the proper drainage of the area.**
- 6 There shall be no soakaways used on this site for the disposal of surface of foul water drainage  
**Reason: In order to protect groundwater**
- 7 Unless otherwise agreed in writing by the local planning authority no building or other obstruction shall be located over or within 3.0 metres either side of the centre line of the water main, which crosses the site.  
**Reason: In order to allow sufficient access for maintenance and repair work at all times**
- 8 Unless otherwise agreed in writing by the local planning authority no building or other obstruction shall be located over or within 3.0 metres either side of the centre line of the small sewers, which crosses the site.  
**Reason: In order to allow sufficient access for maintenance and repair work at all times**
- 9 The site shall be developed with separate systems of drainage for foul and surface water.  
**Reason: In the interests of satisfactory drainage.**
- 10 Within three months of the occupation of the development, the developer shall provide each household with a public transport season ticket  
**Reason: To encourage the use of sustainable transport modes**
- 11 Prior to the occupation of the development the developer shall submit and implement a residential travel plan which will detail measures to encourage sustainable travel to and from the site. The measures shall include the provision of secure cycle storage.  
**Reason: To encourage sustainable travel**
- 12 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.  
**Reason: In the interests of the amenities of local residents and in accordance with UDP Policy ES1, Pollution.**
- 13 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.**

- 14 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 bowzers; 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.**

- 15 No development shall take place until an investigation and report, which assesses the extent to which the site may be affected by landfill gas and which demonstrates that the development can be safely undertaken and occupied, has been submitted and agreed with the Local Planning Authority. The report shall be prepared by a competent consultant experienced and specialised in the assessment and evaluation of landfill gas migration, and the period of monitoring provide an adequate reflection of environmental conditions (i.e. more than one monitoring visit).

The investigation and report shall:-

1. Be based upon BS 5930, Code of Practice for Site Investigation; BS 10175:2000, Investigation of Potentially Contaminated Sites - Code of Practice; CIRIA Report 131, Measurement of Methane and other gases from the ground 1993; and the advice provided in the Waste Management Paper No.'s 26 and 27.

2. Describe the methodology, techniques and equipment and circumstances of the survey and clearly relate final conclusions and recommendations to the results and findings of tests and investigations so that they may be understood by a third party.

3. Advice on any remedial measures which demonstrate that the development can be safely undertaken in strict accordance with the submitted remedial measures contained within the report.

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

- 16 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; 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.**

- 17 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Details shall include open railings powder coated black a minimum of 1.5 metres high along the edge of the site between plots 7 and 16. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

**Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property and in accordance with U.D.P. Policy BE6, Design Standards.**

- 18 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 being deposited on the public highway to the detriment of highway safety.  
**Reason: In the interest of road safety**
- 19 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway.  
**Reason: In the interest of road safety**
- 20 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**
- 21 Development shall not commence until arrangements have been entered into to secure such works to mitigate the effect of the development and such works shall be completed prior to the development being brought into use. Such works shall comprise:-  
a) Resurfacing/reconstruction of St Helens Avenue;  
b) Any necessary drainage;  
c) Provision of street lighting;  
d) Any necessary signing and lining.  
**Reason: In the interest of road safety**
- 22 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 and such areas shall be retained for the entire construction period  
**Reason: In the interest of road safety**
- 23 Development shall not commence until details of the siting of the sales cabin, and parking for staff and customers visiting the site have been submitted and approved in writing by the local planning authority and such facilities shall be retained for the entire construction period  
**Reason: In the interest of road safety**
- 24 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, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developers expense in accordance with a scheme to be agreed in writing by the local planning authority.  
**Reason: In the interest of road safety**
- 25 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access  
**Reason: In the interest of road safety**
- 26 Development shall not commence until details of 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**

## Reason(s) for Granting Permission

- 1 The proposal complies with Policy H8A in that  
  
the scale, layout, height and design of the dwellings does not cause any significant detriment to residential amenity for new or existing residents.  
  
the proposed development meets the standards set out in SPG2 , The Design and Layout of New Housing, on density/house type/ mix/layout/parking/access/spacing.  
  
the development meets the criteria in SPG 30 Sequential Approach to Determining Applications for Residential D

## Informative(s)

- 1 The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

UDP Policy H8A - the design of new residential development  
UDP Policy H6 - open space  
SPG 2 on the design and layout of new residential development  
SPG 20 on open space provision  
PAN30 on the Sequential Approach to Determining Planning Applications for Residential Development

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

- 2 The developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended. It is an offence under the Water Resources Act (1991) to knowingly permit pollution of controlled waters. Therefore, it is strongly recommended that the developer adhere to the following guidance:  
Code of Practice for Investigation of Potentially Contaminated Sites (BS10175, 2001)  
Planning Policy Statement 23 (PPS23), Planning and Pollution Control including Annex 2, Development on Land Affected by Contamination (ODPM, 2004) Contaminated Land Report 11 (CLR11); Model Procedures for the Management of Land Contamination (EA/DEFRA, 2004) Guidance on Requirements for Land Contamination Reports (EA, 2005) The Definition of Waste: Developing Greenfield and Brownfield Sites (EA, 2006) Monitoring Certification Scheme (MCERTS) for the Chemical Testing of Soils (EA, 2005, revised 2006)