BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2006/1383

To Wm Saunders Partnership LLP
23 Castle Gate
Newark
Notts
NG24 1BQ

DESCRIPTION Erection of industrial units for use classes B1, B2 and B8
LOCATION Shortwood Business Park, off Upper Hoyland Road, Hoyland, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 14 August 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 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.

3 No hedges or trees on the site (except those shown to be removed on the approved plan), or their branches or roots, shall be lopped, topped, felled, or severed.
Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality and in accordance with UDP Policies GS22, Woodland, Hedgerows and Trees and GS22A.

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 13 November 2006

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN
Telephone: 01226 - 772600
Fax: 01226 - 772599

4 Prior to the commencement of development, existing trees on site (except those shown to be removed on the approved plan) shall be protected by a chestnut pale and scaffold fence erected around the trees' canopies to British Standard 5837. Thereafter no excavations, tipping or storage of materials shall take place within the fenced area.
Reason: To safeguard exsiting trees, in the interests of visual amenity

5 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.

6 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.

7 The site shall be developed with separate systems of drainage for foul and surface water.
Reason: In the interests of satisfactory drainage.

8 Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge to the public sewer. Roof draiange should not be passed through any interceptor
Reason: In the interests of satisfactory drainage

9 No dvelopment shall take place until works have been carried out to provide adequate facilities for the disposal of any waste materials, including trade effluents, in accordance with details to be submitted to and approved in writing by the Local Planning Authority.
Reason: To ensure that the development can be properly drained without damage to the local water environment

10 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 interests of road safety

11 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.

12 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety, have been submitted to and approved in writing by the Local Planning Authority, and such measures shall be retained for the entire construction period,
Reason: In the interest of road safety.

13 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.

14 Vehicular and pedestrian gradients within the site shall not exceed 1:12
Reason: To ensure safe and adequate access.

15 No development shall occur until a scheme, endorsed by a competent, professional person experienced in Building Surveying, showing the foundation design has been submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall clearly demonstrate, by scaled technical drawings, the foundation design and provision of a measure to ensure that the development is not affected by the ingress of landfill gas and that it can be safely occupied after construction.

The development shall thereafter be undertaken in complete accordance with the approved details
Reason - to protect the environment and ensure the site is suitable for the proposed use.

16 There shall be no windows, doors (except for emergency fire doors), vents or other openings on the northern elevations of units 8a, 8b and 8c.
Reason: To safeguard the amenities of residents

17 The building shells shall be constructed so as to provide sound insulation against internally generated noise of not less than 35dB(A).
Reason: To safeguard the amenities of residents

18 Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority prior to any of the buildings being occupied. development shall thereafter be carried out in accordance with the approved details.
Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential properties.

19 Any facilites required for the storage of oils, fuels or chemicals shall be constructed in accordance with a scheme to be agreed in writing by the Local Planning Authority prior to the facility being brought into use and the facility shall be thereafter retained in accordance with that specification.
Reason: To prevent pollution of the water environment.

20 During the period of construction, heavy plant and machinery shall be operated and deliveries made only between the hours of 08.00 to 18.00 Mondays to Fridays, 08.30 to 17.00 Saturdays, and 10.00 to 14.00 Sundays and Bank Holidays
Reason: To safeguard the amenities of local residents

21 No outside storage shall at any time take place on the site.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.

Reason(s) for Granting Permission

1 The proposal complies with Policies ED1, ED2 and ED4 in that:

the type of employment use proposed is compatible with adjoining uses.

there is no significant impact on residential/visual amenity/highway safety.

is close to service infrastructure.

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:

ED1: Employment Sites
ED2: Uses on Employment Sites
ED4: Residential Amenity
T2: Highway Safety
HN3/4: Shortwood Employment Site
SPG26: Landscape design for industrial 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.

Planning and Transportation Service **Telephone: 01226 - 772600**
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