



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Ref: 2025/0142
Date: 20th June 2025
Enquiries Jess Duffield
Direct 01226 772589
E-Mail: jessicaduffield@barnsley.gov.uk

Dear Mr Adam Butterfield, Gleeson Homes

RE: Discharge of conditions 3, 4, 5 and 9 relating to 2021/0654: Remediation works including drilling and grouting of former mine entries, the removing of contaminated soils and associated earthworks.

Thank you for submitting an application for the discharge of conditions 3 (Highways Condition Surveys), 4 (Phasing Plans), 5 (Construction Method Statement) and 9 (Drainage) relating to application ref: 2021/0654.

We confirm that the information provided was satisfactory and the following conditions are discharged in FULL:

CONDITION 4 – DISCHARGED IN FULL

No construction works shall commence until a phasing plan and arrangements have been submitted to and agreed in writing with the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved details and timescales.

Reason: In the interest of highway safety, in accordance with Local Plan policy T4.

The Highways DC Officer has reviewed the submitted phasing/construction management plan and confirms that the condition can be discharged in full.

CONDITION 5 - DISCHARGED IN FULL

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- Working times
- The parking of vehicles of site operatives and visitors
- Routing of and means of access for construction traffic

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- Identification of agreed access point
- Contractors method for controlling construction traffic, adherence to routes and temporary signage.
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding
- Measures to control mud and dust being transferred to the public highway
- Measures to protect the watercourse within and close to the site

Reason: In the interests of highway safety, in accordance with Local Plan policy T4.

The Highways DC Officer and Pollution Control Officer have reviewed the submitted documents and confirm that the information satisfies the requirements of the condition and can therefore be discharged in full.

CONDITION 9 – DISCHARGED IN FULL

No construction works in the relevant area(s) of the site shall commence until measures to protect the public sewerage infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall always be retained.

Reason: In the interest of public health and maintaining the public sewer network.

Additional information has been provided and reviewed by Yorkshire Water. They confirm that the on-site sewer has been accurately located and will be fenced off and avoided. Should works close to the public sewer be required, or heavy plant/ machinery have to cross the line of the sewer, further information on damage and vibration mitigation methods will be required. On this basis the condition can be discharged in full.

We confirm that the information provided was partially satisfactory and the following conditions are discharged in PART:

CONDITION 3 – DISCHARGED IN PART

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 and in accordance with Local Plan Policy T4.

The Highways DC Officer has confirmed that the pre-works condition survey has been agreed and therefore the condition can be discharged in part. To fully discharge the condition a survey will be undertaken following the construction phase and any remedial works be completed.

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of

Development Management

Garry Hildersley

Head of Service for Planning, Policy and Building Control

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