All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being acknowledged, as our Planning system is being upgraded. We apologise for any inconvenience this may cause.

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Land adjacent 49 Pitt Street

Address Line 1

Pitt Street

Address Line 2

Darfield

Address Line 3

Town/city

Barnsley

Postcode

S73 8AS

Description of site location must be completed if postcode is not known:

Easting (x)

440586

Northing (y)

404028

Description

Land adjacent to 49 Pitt Street, Darfield, Barnsley, S73 8AS - the site of planning permission 2024/0616 (2no. self-build dwellings and garage block), bounded by the public footpath.

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Masson

Company Name

Address

Address line 1

Land adjacent 49 Pitt Street

Address line 2

Darfield

Address line 3

Town/City

Barnsley

County

South Yorkshire

Country

United Kingdom

Postcode

S73 8AS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Tom

Surname

Agus

Company Name

White Agus Ltd

Address

Address line 1

Office One

Address line 2

Drill Hall

Address line 3

11 Eastgate

Town/City

BARNSLEY

County

Country

GB

Postcode

S70 2EU

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Proposed development of 2no. self-build dwellings

Reference number

2024/0616

Date of decision (date must be pre-application submission)

07/03/2025

Please state the condition number(s) to which this application relates

Condition number(s)

3, 4, 6 and 7

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 (foul and surface water drainage): Drainage Strategy drawing 26974-DR-C-0100 rev P1, Percolation Report 26974-PTR-001 rev A (BRE 365 test, 28 October 2026), Drainage Calculations dated 30 October 2026 and Surface Water Drainage Maintenance Schedule, all by DART Engineers Ltd. Foul water to the existing combined sewer; surface water attenuated in a 22.4m3 cellular tank with Hydro-Brake flow control restricting discharge to 1.0 l/s to the existing combined sewer (infiltration not viable - see percolation report), giving a reduction in run-off well in excess of 30%. The programme of works for implementation is set out in the covering letter.

Condition 4 (hard and soft landscaping): drawing 24-050-06A - hard landscaping specification and soft landscaping planting schedule (species, sizes, planted heights, numbers and positions).

Condition 6 (external materials): external materials schedule with reference images on drawing 24-050-06A.

Condition 7 (bat and bird box scheme): bat and bird box schedule and locations on drawing 24-050-06A.

A covering letter from White Agus Ltd dated 3 November 2026 accompanies the submission.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Tom Agus

Date

03/11/2026