

Our ref: Q100195
Your ref: 2020/1221

Date: 21 October 2022



Planning Development Management
PO Box 634
Barnsley
South Yorkshire
S70 9GG

By Planning Portal (ref PP-11622030)

Dear Officers

Land South of New Smith Avenue, Thurlstone – Application to Discharge Conditions 3, 4, 6, 9, 10, 11, 12 and 13

On behalf of our client Newett Homes Ltd, please find enclosed an application for the approval of details required by condition 3, 4, 6, 9, 10, 11, 12 and 13 of planning permission reference 2020/1221 at Land South of New Smith Avenue, Thurlstone (“the Site”).

In addition to this Cover Letter, the following documents are submitted in order to discharge the conditions:

- External Works (ref 43733/003 Rev U) – Condition 3
- Topographical Survey (ref 1986/001) – Condition 3
- Tree Protection Plan – Condition 4
- Unit Site Management Plan (ref TS-006) Condition 6
- Biodiversity Enhancement Management Plan – Condition 9
- Click Contract (issue V8) – Condition 10
- Materials Schedule (TS-004 Rev B) – Condition 11
- Proposed Site Layout (ref TS-001-28) – Condition 12
- Detailed Plot Landscaping Proposals (ref H22-0015 001D) – Condition 13

The notes below briefly explain how the submitted documents relate to the respective element of each condition.



Condition 3 – Proposed Levels

Condition 3 requires plans to show the finished floor levels of all buildings and structures; road levels; existing and finished ground levels to be submitted to and approved in writing by the LPA prior to the commencement of development.

The enclosed Topographical Survey (ref 1986/001) details the existing ground levels. The External Works (ref 43733/003 Rev U) drawing shows details of the finished floor levels of all buildings and structures; road levels; and finished ground levels.

Condition 3 can therefore be discharged in full.

Condition 4 – Arboricultural

Condition 4 requires details of the tree protection measures to be employed during construction of the development to be submitted prior to the commencement of development.

The enclosed Tree Protection Plan provides details of the tree protection measures.

Condition 4 can therefore be discharged in full.

Condition 6 – Construction Method Statement

Condition 6 requires a Construction Method Statement to be submitted to and approved in writing by the LPA prior to the commencement of development.

The enclosed Unit Site Management Plan (ref TS-006) outlines noise management, dust management and management of oil and other noxious substances throughout the construction period for the development

Condition 6 can therefore be discharged in full.

Condition 9 – Biodiversity Enhancement Management Plan

Condition 9 requires a Biodiversity Enhancement Management Plan (BEMP) detailing the long-term management of the ecological mitigation in the Biodiversity Net Gain Assessment (ER-4006-02B) and accompanying Biodiversity Metric-4006-01A to be submitted and approved in writing by the LPA prior to the commencement of development.

The enclosed Biodiversity Enhancement Management Plan sets out how the ecological features provided throughout the site will be maintained and managed in the long term.

Condition 9 can therefore be discharged in full.



Condition 10 – Broadband

Condition 10 requires details of measures to facilitate the provision of high-speed full fibre broadband for the development, including a timescale for implementation, to be submitted to and approved in writing by the LPA upon commencement of development.

The enclosed Click Contract (issue V9) details the measures in place to facilitate the provision of high-speed full fibre broadband for the development.

Condition 10 can therefore be discharged in full.

Condition 11 – External Materials

Condition 11 requires details of the proposed external materials to be submitted to and approved in writing by the LPA upon commencement of development.

The enclosed Materials Schedule (ref TS-004 Rev B) outlines details of the proposed materials to be used in the construction of the dwellings and the public highway and footpath.

Condition 11 can therefore be discharged in full.

Condition 12 – Cycle Parking

Condition 12 requires details of bicycle parking to be submitted to and approved in writing by the LPA upon commencement of development. The bicycle parking shall be provided in accordance with the approved details prior to first occupation of the development hereby permitted and shall thereafter be retained for this purpose.

Secure cycle parking will be provided in the form of integrated or stand along garages for those dwellings which have them, or secure 6ft x 4ft sheds in rear garden for those which do not (Proposed Site Layout (ref TS-001-28)).

Condition 12 can therefore be discharged in full.

Condition 13 – Planting Timetable

Condition 13 requires a timetable for the out of curtilage planting, seeding or turfing comprised in the approved details of landscaping (DR-4006-01.04 Rev A Landscape Masterplan) to be submitted to and approved in writing by the LPA upon commencement of development.

The enclosed Detailed Plot Landscaping Proposals (ref H22-0015_001D) provides details on proposed planting of trees, shrubs, hedges, bulbs, and turfing. A timetable for out of curtilage planting, seeding or turfing is also provided.

Condition 13 can therefore be discharged in full.



I trust that the enclosed is to your satisfaction and look forward to receiving some initial feedback on the submission shortly. In the meantime, should you have any queries please do not hesitate to contact me.

Yours sincerely



Emma Bilton
Senior Planner

enc. As noted