C166695

GG associates limited

Garry Greetham associates limited

16th. March 2010



DM

FAO Mr. Steve Kirkham.
Planning Department,
Barnsley M. B. C.
Westgate Plaza,
P. O. Box 604,
Barnsley.
S70 9FE. BY HAND

Dear Sir,

Re: Condition Discharge Application.

At: "Blacker Grange Farm", off Barnsley Road, Blacker Hill, Barnsley.

For: Thawley Trustees.

Approval No: 2008 / 0179. Approval Date: 14th. April 2008.

Further to our recent telephone conversation, please find attached cheque for the sum of £ 85-00, this being the required fee together with the information as stated below in connection with the recent project as per the above.

This information will hopefully enable the relevant conditions attached to the aforementioned Planning Approval, to be dispensed with, namely:

Condition 1) Commencement within 3 years of approval date – Confirmed.

Condition 2) Development in accordance with the approved plans – Confirmed.

Condition 3) "Atcost" Building – Confirm that the existing concrete sectional "Atcost" barn located to the rear of the site, is to be removed totally from the site within the next few weeks, including the existing concrete base and adjacent slab and the ground then re graded with new soil as required to allow re-seeding to this area during the next season.
Take note that the existing roofing sheets are to be carefully removed and re-used on our mutual clients other farm premises nearby, this being at Woodhead Farm, Blacker Hill, Barnsley.

Trustees of. H. Thawley
000170
£85.00

Residential Design Consultant
Westwood House
18 Carr Lane, Tankersley
Barnsley, South Yorks. S75 3BE
Telephone/Fax: 01226 746573
Member of the British Institute of Architectural Technologists
Registered in England 5451918

Directors: G. G. Greetham; J. A. Greetham

Condition 4) Windows and Doors – Cream painted soft wood timber, sash effect windows and cream painted with low E glass- Pilkington "K" glass with 16mm argon gas filled gap between 2no. 6mm panes – all to *achieve 1.60 w/m2.K thermal value.*

To also provide half glazed soft wood timber doors as applicable.

Condition 5) Access – Confirmed that the first 10m of the access track from Grange View shall be min. 4.50m wide and constructed in porous block pavers, with the remainder of the track being min. 3.50m. This track also being hard surfaced using min. 250mm well compacted hardcore base with min. 200mm well compacted, tar macadam "planings" – refer to Dwg. No: 603-02 rev.B.

This track to be drained via gullies at intervals leading into min. 150mm dia. drain underneath. This drain then being discharged into the existing water course via storage facility to limit the discharge of 5 litres/sec. all as per Dwg. No: 603-10 – this to be issued in the near future – refer to Condition 9.

Condition 6) Hard and Soft Landscaping – Please find attached relevant landscaping scheme as prepared by M. J. Clough, Landscape Design Services of Emley, Huddersfield.

Regarding the hard landscaping, please refer to Site Layout Dwg. 603-02 rev.B indicating all shared driveway construction being tarmacadam laid with camber to the grassed areas adjacent for rainwater run off together with porous block paving to each individual car parking spaces to differentiate between the two.

Condition 7) Boundary Treatment – Please find attached Dwg. No: 603-02 rev.B indicating the relevant boundary treatment to be erected.

Condition 8) Drainage – Confirm that this project will be provided with separate systems of drainage for both the foul and surface water, on and off site.

Condition 9) Foul and Surface water Drainage Information:

Drainage – Please note that we have requested clarification from Yorkshire Water with regards both the Foul and Surface Water outfalls and are awaiting their response however the choices would be either of the following and whichever option is chosen, this will be issued on Dwg. No: 603-10 in the near future, namely;

Surface Water Outfall:

a) Porosity tests for the soak ways if required – confirm these will be carried out in accordance with BRE 365 and the results will be issued on receipt or;

b) calculations to prove that adequate land is available for the use of soak ways will be submitted on receipt or;

c) On site designed storage for the surface water which will allow the outfall entering this existing surface water course adjacent the site. This outfall will be limited to green field run off i.e. 5 litres / sec.

Foul water:

a) To connect into the existing foul water sewer adjacent the site with owner's acceptance or;

b) To provide pumping station, this located to the base of the access way, and to be pumped into the main sewer within Barnsley Road or;

c) To provide the septic tank and soak away methods of disposing of the foul water for this site.

Condition 10) To confirm that there shall be no piped discharge of surface water from the application site until a satisfactory outfall for the surface water has been completed in accordance with the details provided.

Condition 11) To confirm that no buildings shall be occupied or brought into use prior to completion of the approved foul water drainage works.

Condition 12) Ecological survey – To confirm that an ecological survey to establish whether the buildings on this site, contains any protected species such as barn owls and bats, has been undertaken by Eric Bennett Surveys Ltd. of Carlton, Barnsley and has been e-mailed to yourself as of today's date and confirm that any operations on site i.e. owl posts etc. shall be carried out in strict accordance with this document.

Condition 13) To confirm that a ground investigation report is at present, being undertaken by Eastwood and Partners of Kingfield Road, Sheffield to ascertain the following and the results will be forwarded on receipt, namely;

1) Measures to identify any made ground and any extent of contaminated areas requiring remediation;

2) Measures to treat or remove any contaminated material identified;

3) Measures to test and evaluate any imported capping material to ensure they contain no levels of contamination which would render any part of this site unsuitable to develop;

4) The suitable certification indicating that this site has been satisfactorily remediate and that the development of the site can be safely undertaken and occupied.

Condition 14) Permitted Development - Confirmed that no further additional development shall be carried out without prior written consent of the Local Planning Authority.

Condition 15) Porosity Testing – if required - Confirm that this testing shall be undertaken by Eastwood and Partners of Sheffield whilst on site for the ground investigation, to demonstrate that suitable land and adequate land area is available for the soak ways if these are to be the chosen discharge of surface water.

Condition 16) To confirm the foul drainage from this development, shall be either;

i) discharged to septic tanks and soak away system to British Standards BS 6297: 1983 (septic tank) and BRE Digest Standard 365 (soak away system) or;

ii) to connect into the existing foul water sewer which lies to the north east of the site (with the acceptance of the adjacent land owner) with the required agreements.

Condition 17) External Materials:

Roofing Materials – These to be slate effect, dark grey colour materials for the roofing for this development;

External Walling Materials – These to be Natural Stone to any infill areas as required within the existing natural stone walling and to make good as required to such walling. To also provide natural stone heads and cills as located on the previously issued elevations.

We hope the attached and above is now to your satisfaction and that you may now be in a position to dispense with the relevant conditions and provide written confirmation of such for our records, however if you require any further information or clarification, please do not hesitate to contact the writer at the address given.

Assuring you of our best attention at all times.

Yours faithfully,

Garry G. Greetham.
M.C.I.A.T.
Director.