



**Development Management
Regeneration and Culture, Growth and Sustainability**

McArdle Sport-Tec Ltd
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Wallingford
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Ref: 2025/0044
Date: 21/03/2025
Enquiries: Matthew Marsden
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Dear Mr Fearn,

Description: Discharge of conditions 2 (BNG), 3 (HMMP) and 6 (Tree Survey) of planning application 2024/0578: (Construction of a new 3G Artificial Grass Pitch (AGP) with spectator area, goal storage areas, perimeter sports fencing, sports LED lights, maintenance container, link path, 1no. drop off parking space and associated landscaping)

Location: Dorothy Hyman Sports Centre, Snydale Road, Cudworth, Barnsley, S72 8LH

I received a discharge of conditions application relating to application 2024/0578 which was for 'Construction of a new 3G Artificial Grass Pitch (AGP) with spectator area, goal storage areas, perimeter sports fencing, sports LED lights, maintenance container, link path, 1no. drop off parking space and associated landscaping';

Condition 2 states;

The development granted by this notice must not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and*
- (b) the planning authority has approved the plan, or*
- (c) the development is exempt from the biodiversity gain condition*

This permission will require the submission and approval of a Biodiversity Gain Plan before development is begun.

Further information about the BNG status of this application and how to comply with this statutory condition are set out within the informatives below.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Condition 3 states;

The development shall not commence until a Habitat Management and Monitoring Plan (HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- (a) a non-technical summary;*
- (b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];*

(c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

(d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

A biodiversity management plan (ER-7498-03), a BNG landscape plan (MCA-MUK3149-09), a BNG assessment (ER-7498-02), a BNG metric (ER-7498-01) a HMMP (dated 22nd October 2024) have been submitted with the application. A Defra metric was not provided with the application. However, the metric for the full permission was applicable as the BNG scheme has not changed for this Discharge of Conditions application.

The scheme will result in a BNG of 32.49% to include the creation of other neutral grassland in moderate condition. This is a realistic and achievable target and is welcomed. The documents provided including the HMMP and BMP include the required level of detail to ensure the created habitats are managed for a 30-year period. The inclusion of bat and bird boxes on adjacent trees to provide additional biodiversity enhancements is also welcomed. The details provided with the above have been reviewed by the LPA's Biodiversity Officer and are sufficient and coherent with the approved plans which were deemed acceptable therefore conditions 2 and 3 can be discharged.

Condition 6 states;

No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details

Tree protection plan

Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved details and the tree protection fencing shall be installed in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

A tree protection plan (MCA-MUK3149-05 Rev. D), tree protection details (MCA-MUK3149-08) and an arboricultural method statement (dated 9th December 2024) have been submitted with the application. The details provided with the above have been reviewed by the LPA's Forestry Officer and are sufficient and coherent with the approved plans which were deemed acceptable therefore condition 6 can be discharged.

It is also noted that conditions 7, 9, and 12 will need discharging before the development is brought into use.

If you require anything further, please do not hesitate to contact me.

Yours Sincerely

Matthew Marsden, BA(Hons), MSc
Planning Officer