



BARNSLEY

Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2008/0018

To Ashton Smith Associates
Belvedere House
2 Victoria Avenue
Harrogate
HG1 1EL

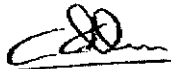
DESCRIPTION Erection of a spring manufacturing plant
LOCATION Plots 6 and 8, Acorn Way, Park Spring Industrial Estate, Grimethorpe, Barnsley.

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 04 January 2008 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved (being drawing numbers 07036 PO1A, 07036 PO2, 07036 PO3A, 07036 PO4A, and 07036 PO5A) unless prior written consent has been given by the Local Planning Authority to any variation.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.
- 3 No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and in accordance with UDP Policy BE6, Design Standards.
- 4 No hedges or trees on the site (except those shown to be removed on the approved plan), or their branches or roots, shall be lopped, topped, felled, or severed.
Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality and in accordance with UDP Policies GS22, Woodland, Hedgerows and Trees and GS22A.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed 
Assistant Director, Planning and Transportation

Dated 22 February 2008

- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained.
Reason: In the interests of the visual amenities of the locality.
- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.
Reason: In the interests of the visual amenities of the locality.
- 7 No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the arrangements for its implementation. Development shall be carried out in accordance with the approved schedule.
Reason: In the interests of the visual amenities of the locality.
- 8 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall be carried out in accordance with the approved plan.
Reason: In the interests of the visual amenities of the locality.
- 9 Details of any floodlighting shall be submitted to and approved in writing by the Local Planning Authority before the building is occupied. Development shall be carried out in accordance with the approved details.
Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property and in accordance with UDP Policy ES1, Pollution.
- 10 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents.
- 11 No outside storage of any description shall at any time exceed a height of four metres above existing ground level.
Reason: In the interests of the visual amenities of the locality
- 12 Before the development hereby permitted commences a scheme shall be submitted to and approved by the Local Planning Authority which shall specify the provisions to be made for the control of noise and the control of pollutants emanating from the site, and the development shall be carried out in strict accordance with the approved scheme.
Reason: To restrict noise emissions and pollution from the site
- 13 Prior to the commencement of development a draft Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate measures that will be put in place to encourage travel by modes other than the private car, and allow for regular reporting and monitoring to be undertaken. Subsequently, within six months of the site becoming operational, a detailed travel plan shall be submitted to the Local Planning Authority and once approved be fully implemented.
Reason: In the interests of sustainable transport

- 14 No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters.
Reason: to minimize the risk of mobilizing contamination below ground
- 15 Unless otherwise agreed in writing by the local planning authority, no building or other obstruction shall be located over or within 3.0 (three) metres either side of the centre line of the water main, which crosses the site.
Reason: In order to allow sufficient access for maintenance and repair work at all times
- 16 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 11.0 (eleven) metres either side of the centre line of the 675mm surface water sewer, which crosses the site.
Reason: In order to allow sufficient access for maintenance and repair work at all times
- 17 Unless otherwise agreed in writing by the Local planning Authority, no building or other obstruction shall be located over or within 3.0 (three) metres either side of the centre line of the 300mm and 225mm sewers, which cross the site.
Reason: In order to allow sufficient access for maintenance and repair work at all times
- 18 The site shall be developed with separate systems of drainage for foul and surface water on and off site
Reason: In the interests of satisfactory and sustainable drainage
- 19 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the local planning authority before development commences.
Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading)
- 20 No development shall take place until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to and approved by the Local Planning Authority.
Reason: To ensure that the development can be properly drained
- 21 Unless otherwise approved in writing by the Local Planning Authority, there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.
- 22 Surface water from vehicle parking and hardstanding areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.
Reason: In the interest of satisfactory drainage

- 23 Unless it can be shown that surface water drainage system serving this site is balanced to a sustainable rate before discharging to a watercourse then no development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation for the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved programme and details.

Reason: To prevent the increased risk of flooding

Reason(s) for Granting Permission

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| 1 Existing employment policy areas - Policy ED7 | The proposal complies with Policy ED7 in that

the type of employment use proposed is compatible with adjoining uses.
there is no significant impact on residential/visual amenity/highway safety.
the proposed development on this employment site meets the criteria in SPG 24 on retention of jobs in the Borough.
has an acceptable relationship with surrounding land uses.
is close to service infrastructure. |
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Informative(s)

- 1 The plans submitted appeal to show that part of the proposed building would be sited over the public sewerage system located with in the site. The developer is therefore advised to Contact Yorkshire water to agree a diversion of the apparatus or another agreeable solution

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.