nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

LOU/02/n1876

Planning Development Management
Barnsley Metropolitan Borough Council
1 Westgate
Western Street
Barnsley
S70 2DR

20th June 2022

Dear Sir/Madam,

RE: : Application to discharge conditions 3, 4, 5, 7, 8, 9, 10, 11, 19, 23, 24 and 25 pursuant to planning permission ref: 2019/0089 at Former Wombwell High School, Lundhill Road, Wombwell.

nineteen47 is instructed by Miller Homes [the "Applicant"] to collate a discharge of conditions application for the aforementioned conditions pursuant to the grant of full planning permission ref: 2019/0089.

This letter will provide detail on each condition and outline the information submitted in support of this application following the grant of the full planning permission.

Condition 3

> *'Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.*
>
> *Reason: To enable the impact arising from need for any changes in level to be assessed and in accordance with Local Plan Policy D, High Quality Design and Place Making.'*

In order to discharge condition 3, full levels detail has been submitted as part of this application, the detail of which can be found in drawing no. 0425-87-SK05.01 Rev A and 0425-87-SK05.02 Rev A, submitted as part of this application.

Condition 4

> *'Prior to any construction being undertaken the applicant shall submit to the LPA, for approval, a dust management plan which details how dust will be controlled during the construction stage of the site. Once approved the applicant shall strictly adhere to the dust management plan. Prior to work commencing the applicant shall ensure that there is an adequate supply of water at the site and shall provide the LPA of details of this.*
>
> *Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.'*

The Construction Method Statement, Site Management and Environmental Plan details how dust will be controlled during the construction phase.

Condition 5

> *'Prior to any construction being undertaken the applicant shall submit to the LPA, for approval, a noise management plan which details how noise will be controlled during the construction stage of the site. The noise management plan should be based on the provisions provided in BS 5228-1 2009. Once approved the applicant shall strictly adhere to the plan.*
>
> *Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.'*

The Construction Method Statement, Site Management and Environmental Plan details how noise will be controlled during the construction phase.

Condition 7

> *'No development shall be commenced until full engineering, drainage and street lighting and constructional details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details.*
>
> *Reason: To ensure that the internal streets are planned and approved in good time to a satisfactory standard for use by the public in the interests of highway safety.'*

Full engineering, drainage and street lighting and constructional details can be found within he following drawing submitted as part of the application:

- 0425-87-02.01 - Section 38 Layout 1 of 2
- 0425-87-02.02 - Section 38 Layout 2 of 2
- 0425-87-02.03 - Surfacing & Kerbing Layout 1 of 2
- 0425-87-02.04 - Surfacing & Kerbing Layout 2 of 2
- 0425-87-03.01 - Section 104 Layout 1 of 2
- 0425-87-03.02 - Section 104 Layout 2 of 2
- 0425-87-04.01 -Typical Road Details 1 of 3
- 0425-87-04.02 -Typical Road Details 2 of 3
- 0425-87-04.03 -Typical Road Details 3 of 3
- 0425-87-06.01 - Longitudinal Sections 1 of 5
- 0425-87-06.02 - Longitudinal Sections 2 of 5
- 0425-87-06.03 - Longitudinal Sections 3 of 5
- 0425-87-06.04 - Longitudinal Sections 4 of 5
- 0425-87-06.05 - Longitudinal Sections 5 of 5
- 0425-87-07.01 - Typical Drainage Details 1 of 2
- 0425-87-07.02 - Typical Drainage Details 2 of 2
- 0425-87-09.03 - Gully Catchment Area Plan 1 of 2
- 0425-87-09.04 - Gully Catchment Area Plan 2 of 2
- 0425-87-11.01 - FW Manhole Schedule Network 1
- 0425-87-11.02 - FW Manhole Schedule Network 2
- 0425-87-11.03 - SW Manhole Schedule Network 1
- 0425-87-11.04 - SW Manhole Schedule Network 2

Condition 8

'Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of a scheme of works to improve visibility at the junction of Lundhill Road with Park Street / Wath Road. The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of safe, secure and convenient access and movement, in accordance with Local Plan Policy T4.'

Drawing no. 22014/D/001 details the proposed junction improvement scheme to be approved by the Council.

Condition 9

'No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of:

i. A plan to a scale of 1:1250 showing the location of all defects identified

ii. A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.

On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Reason: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety.'

A Highways Condition Survey has been prepared by Sherwood Oak Consulting which provides an independent record of the condition of the adopted highway Lundhill Road. This includes a plan which illustrates the location of all defects identified and a photographic record of all defects located, in line with Condition 9.

Condition 10

'No development shall take place until:
(a) Full foul and surface water drainage details, including a scheme to reduce surface water run off by at least 30% and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority:
(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways;
(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways.

Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development.

Reason: To ensure proper drainage of the area in accordance with Local Plan Policy POLL1 Pollution Control and Protection.'

The following drawings have been submitted in order to discharge condition 10:

- 0425-87-03.01 - Section 104 Layout 1 of 2
- 0425-87-03.02 - Section 104 Layout 2 of 2
- 0425-87-06.01 - Longitudinal Sections 1 of 5
- 0425-87-06.02 - Longitudinal Sections 2 of 5
- 0425-87-06.03 - Longitudinal Sections 3 of 5
- 0425-87-06.04 - Longitudinal Sections 4 of 5
- 0425-87-06.05 - Longitudinal Sections 5 of 5
- 0425-87-07.01 - Typical Drainage Details 1 of 2
- 0425-87-07.02 - Typical Drainage Details 2 of 2
- 0425-87-09.01 - Impermeable Area Plan 1 of 2
- 0425-87-09.02 - Impermeable Area Plan 2 of 2
- 0425-87-11.01 - FW Manhole Schedule Network 1
- 0425-87-11.02 - FW Manhole Schedule Network 2
- 0425-87-11.03 - SW Manhole Schedule Network 1
- 0425-87-11.04 - SW Manhole Schedule Network 2
- 425-87 - V1 - Network 1
- 425-87 - V1 - Network 2

Condition 11

'Prior to the commencement of any development works, a remediation scheme, endorsed by a competent engineer experienced in ground contamination, shall be submitted to the local Planning Authority for approval. This report shall, amongst other matters, include the following:-
1. Methodology to identify and remove any contaminated material.
2. Measures to test and evaluate any imported soils onto the site to ensure they are suitable for the intended use.
3. Chemical testing suite, frequencies and threshold levels.
4. Procedures to confirm capping levels have been achieved on plots.
5. The subsequent validation that the site has been satisfactorily remediated and that the development of the site can be safely undertaken and occupied.
The development shall thereafter be undertaken in full accordance with the submitted reports.

Reason - to protect the environment and ensure the site is suitable for the proposed end use.'

A Remediation Scheme has been prepared by Eastwood Consulting Engineers which details the procedures for the implementation and subsequent verification of remedial works to deal with contamination in the ground. The remediation objectives are as follows:

- Provide at least 300 mm of topsoil growing medium in all gardens and soft landscaping areas.
- Appropriate personal protective equipment (PPE) is used.

- Upon identification of any additional or unexpected contamination, or unrecorded mine entries, a suitable strategy to determine any remedial action is to be in place.

Condition 19

'No development shall take place including any works of demolition until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- *The parking of vehicles of site operatives and visitors.*
- *Means of access for construction traffic.*
- *Loading and unloading of plant and materials.*
- *Storage of plant and materials used in constructing the development.*
- *Measures to prevent mud/debris from being deposited on the public highway.*

Reason - In the interests of retaining highway efficiency and safety in accordance with Policy T4.'

A The Construction Method Statement, Site Management and Environmental Plan has been submitted in order to discharge condition 19.

Condition 23

'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.'

Detail of the outfall of surface water has been submitted, the detail of which can be found in the following information submitted as part of this application:

- 0425-87-03.01 - Section 104 Layout 1 of 2
- 0425-87-03.02 - Section 104 Layout 2 of 2
- 0425-87-06.05 - Longitudinal Sections 5 of 5
- Correspondence with Yorkshire Water

Condition 24

'No construction works in the relevant area (s) of the site shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times. If the required protection measures are to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken.

Reason: In the interest of public health and maintaining the public water supply.'

The extents of the 'public water supply infrastructure' as referred in condition 24, does not extend into the application site boundary and it is therefore, considered that condition can be discharged with no measures required.

Condition 25

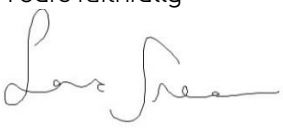
'Prior to commencement of development full details of the mitigation measures identified in the Preliminary Ecological Appraisal (MRB Ecology and Environment, January 2019) (excluding additional surveys) and Additional Ecological Information (FDCR, January 2020), including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To conserve and enhance biodiversity in accordance with Local Plan BIO1'

Drawing no. 1876.01 details the proposed ecological mitigation measures which include the installation of bat tubes and sparrow nest boxes throughout the development.

I trust the following information is satisfactory however please do not hesitate to get in touch should you require further information.

Yours faithfully



Louie Sneddon
Senior Planner

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