



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2020/0999

To Cushman & Wakefield LLP
St Paul's House
23 Park Square South
Leeds
LS1 2ND

DESCRIPTION Earthworks to create plateaus for the creation of football pitches and an archery range and associated changing facilities, vehicular access, car parking, drainage works and boundary treatments

LOCATION Land to the east of Sheffield Road, Hoyland, Barnsley

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 15/09/2020 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.
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2	<p>The development hereby approved shall be carried out strictly in accordance with the plans (Nos) and specifications as approved unless required by any other conditions in this permission:</p> <p>4400-SP02 P5 Proposed sports facility with hedgerow 1652 P03 Cross sections DR-CR-0895 P01 Access Proposals DR-C-1650 P01 Earthwork Volumes 4400 SP001 P1 Existing site extent with red line boundary DR-CR-0893 P01 link Road swept Path analysis (sheet 4) 4400 L007 P3 Location Plan DR-D-1351 P01 Proposed Drainage DR-C-1651 P01 Proposed Levels CEMP REV 01 rec 11 01 21 Transport Statement V1.0 Fore Consulting Noise Impact Assessment VC0102110-EN-RP-002 REV01- Vanguardia Flood Risk Assessment by RPS Group Coal Mining Risk Assessment Ecological Appraisal - FPCR August 2020 Air Quality Assessment - Vanguardia Arboricultural Assessment - FPCR Infrastructure Phasing Maps received 27/01/21 Biodiversity Net gain Assessment Jan 21 Biodiversity Net Gain Plan January 21</p> <p>Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.</p>
3	<p>No works shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the period of engineering operations and construction. The Statement shall provide for:</p> <p>I The parking of vehicles of site operatives and visitors; ii means of access for construction traffic iii. Loading and unloading of plant and materials; iv. Storage of plant and materials used in constructing the development; v. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; vi. Wheel washing facilities; vii. Details of the provision of an on-site water supply or water storage facility; ix Measures to control the emission of dust and dirt during earthworks or cut/fill; viii Measures to control noise emissions during earthworks or cut/fill; x. A scheme for recycling/disposing of waste resulting from earthworks or cut/fill</p> <p>Reason : To protect residential amenity in accordance with Local Plan Policy POLL1</p>

4	<p>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:</p> <p>Tree protective barrier details Tree protection plan Arboricultural method statement</p> <p>Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.</p>
5	<p>No development shall take place unless and until full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. 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 unless otherwise agreed in writing with the Local Planning Authority.</p> <p>Reason: To ensure the proper drainage of the area.</p>
6	<p>No cut/fill or works which interface with Sheffield Road shall take place until Sheffield Road has been closed to vehicular traffic. Thereafter the development shall not be brought into use until the new link road approved by Planning Permission 2020/0647 is constructed and operational.</p> <p>Reason: In order to facilitate the works for planning permission 2020/0647 approved plan 2020/0647 HOYLA-RPS-SI-XX-DR-CR-0810-P04 General Arrangement, and to comply with Local Plan Policy T4 New Development and Transport Safety.</p>
7	<p>No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation into the watercourse has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with an approved programme and details.</p> <p>Reason: To prevent the increased risk of flooding and in accordance with Local Plan Policy CC3.</p>
8	<p>Prior to any works commencing on site full detailed highway engineering, drainage, street lighting and signing / lining details shall be submitted to and approved in writing by the LPA. The works shall subsequently be constructed in accordance with the approved details.</p> <p>Reason: In interests of highway safety, in accordance with Local Plan Policy T4.</p>

9	<p>Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. Appropriately timed interim surveys will be agreed with the Local Planning Authority prior to commencement of initial survey. On completion of the development a final condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Agreement shall include provision for:</p> <p>(i) a condition survey (including structural integrity) of the adopted highways to be used by construction traffic to be carried out in association with the Local Highway Authority. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken which shall comprise</p> <ol style="list-style-type: none"> a. A plan to a scale of 1:1250 showing the location of all defects identified b. 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. <p>(ii) The methodology of subsequent surveys of the state of the highways, on completion of each plot or phase of development (or other milestone in the development) identifying defects attributable to the traffic ensuing from the said phase of the development.</p> <p>(iii) The timing of any necessary remedial works to be completed which shall be at the developer's expense.</p> <p>The details once approved shall be carried out in accordance with the said approval. Reason: In the interest of highway safety, in accordance with Local Plan policy T4.</p>
10	<p>Prior to works commencing on site, that part of the site to be used by vehicles shall be laid out, marked and drained in a manner to be approved by the Local Planning Authority. The site shall be surfaced in a solid bound material and adequate measures shall be designed into the proposed access to avoid the discharge of surface water from the site on to the public highway. Reason: In interests of highway safety, in accordance with Local Plan Policy T4.</p>
11	<p>No works commence until a Construction Traffic Management Plan (CTMP) is submitted to and subsequently approved in writing by the LPA. The approved plan shall be adhered to throughout the construction phase. The CTMP shall contain information relating to (but not be limited to):</p> <ol style="list-style-type: none"> i Volumes and types of construction vehicles ii Identification of delivery routes iii Identification of agreed access point iv Contractors method for controlling construction traffic and adherence to routes v Construction period vi Temporary signage vii Measures to control mud and dust being transferred to the public highway viii Temporary traffic management arrangements required to the existing highway network <p>Reason: In the interests of highway safety , in accordance with Local Plan policy T4.</p>

12	<p>Prior to the commencement of the development an Ecological Mitigation and Enhancement Management Scheme shall be submitted for approval in writing. The scheme shall include but not be limited to:</p> <ul style="list-style-type: none"> I. Suitable measures for protecting hedgehogs during engineering and other operations II. Removal protocols for reptiles prior to and during engineering and other operations III. Plan and specification for the provision of suitable access holes in any fencing for wildlife and in particular for hedgehogs IV. Enhancement of retained hedgerows to improve connectivity and species mix using native species <p>Thereafter the approved scheme shall be implemented in full. Reason : For the protection, mitigation ad enhancement of ecology and biodiversity interests in accordance with Local Plan Policy BIO1.</p>
13	<p>No development shall commence on the football pitches and associated playing field until the following documents have been submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England:</p> <ul style="list-style-type: none"> a) A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new playing field and football pitches as shown on plan drawing number SP002, revision P3, which identifies constraints which could affect playing field quality; and b) Based on the results of the assessment to be carried out pursuant to a above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. <p>The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation. The approved scheme shall be carried out in full before the new playing field is brought into use. The land shall thereafter be maintained in accordance with the scheme and made available for playing field use in accordance with the scheme. Reason: To ensure that the playing field is prepared to an adequate standard and is fit for purpose and to accord with Development Plan Policy D1.</p>
14	<p>On commencement of development a scheme shall be submitted for the provision of a hedgerow and fence in the location identified on approved plan ref 4400-SP02 P5. The scheme shall comprise shall comprise a hedgerow planted as a double staggered row at 20cm centres. Species shall comprise 60-70% hawthorn/blackthorn and 30% of a mix of hornbeam, fruit and holly or other suitable native species. Standard trees of native species shall be placed every 30m. The hedgerow shall be fenced on both sides with chickenwire or other suitable rabbit proof barrier and affixed to wooden posts with 3 stand high tensile wires. Once approved, the scheme shall be implemented prior to the occupation of the site. Reason: For the safety of spectators and as a ball stop barrier, in accordance with Local Plan Policy D1 Design.</p>

15	<p>On commencement of development, the temporary acoustic barrier/fence shall be erected and the other noise mitigation measures set out in approved document Construction Environmental Management Plan REV01 dated 11 January 2021 shall be implemented in full and shall be retained for the duration of the Phase 1 temporary works/engineering operations.</p> <p>Reason: In the interests of residential amenity and in accordance with Local Plan Policy POLL1.</p>
16	<p>On commencement of engineering/construction, details of temporary lighting shall be submitted to and approved by the Local Planning Authority. Details shall include the location, orientation, angle and luminance of the lighting and shall be designed to ensure light pollution does not affect residential amenity or harm wildlife. Thereafter the approved details shall be implemented in full.</p> <p>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.</p>
17	<p>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 at no time on Saturdays, Sundays or Bank Holidays.</p> <p>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.</p>
18	<p>Upon commencement of development, full details of soft landscaping works, including details of the species, positions and planted heights of proposed trees and hedges; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the approved scheme shall be implemented in full in prior to commencement of use.</p> <p>Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.</p>
19	<p>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.</p> <p>Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system which will prevent overloading and in accordance with Local Plan Policy CC3.</p>

20	<p>The site has been identified to be at risk from potential coal mining legacy issues due the presence of opencast backfill, shallow coal and/or ironstone, and quarry high walls.. Site investigations must therefore be undertaken by a suitably qualified person as detailed by the Applied Geology Ltd coal mining risk assessment ref: HOY-AG-VGT-XX-RP-CEAG3080D-20-AK84; dated August 2020. The site investigations and subsequent development must address the issues raised in the recommendations of this report and should be in compliance with Construction Industry Research and Information association publication C758D "Abandoned mine workings manual" where applicable. A report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority, the development thereafter shall be carried out in accordance with the approved details. In the case of further works being required, then the condition will not be discharged until details of such works have also been submitted. Responsibility for securing a safe development rests with the developer and/or landowner.</p> <p>Reason - NPPF 178 a,b,c. 179 and 170 e & f, based around Land Stability and in accordance with Local Plan Policy CL1 Contaminated and Unstable Land.</p>
21	<p>Before the archery range is brought into use, a management and maintenance scheme for the archery range shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The scheme will include:</p> <ul style="list-style-type: none"> a) A management and maintenance schedule, b) Measures to ensure the fencing and hedgerow between the football pitches and archery range is installed, c) A mechanism for review and a timetable for the implementation, <p>The measures and details set out in the approved details and scheme shall be complied with in full, with effect from commencement of use of the archery range.</p> <p>Reason: To ensure that the archery facility is managed and maintained and can operate safely and in accordance with Local Plan 1.</p>
22	<p>A barrier minimum 0.8m high of marine plywood or similar (1 inch thick) shall be installed within the external perimeter fenceline opposite 30 and 32 Stead Lane prior to commencement of use. The barrier shall be retained thereafter for the duration of the development .</p> <p>Reason: To ensure all arrows are retained within the site boundary in accordance with Local Plan Policy D1.</p>
23	<p>The gradient of the access shall not exceed 1 in 12 for the first 5m into the site as measured from the edge of adjacent carriageway.</p> <p>Reason in the interests of the safety of persons using the access and users of the highway.</p>
24	<p>Prior to the first occupation of the development hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 900mm above the level of the adjacent highway carriageway.</p> <p>Reason: In interests of highway safety in accordance with Local Plan Policy T4.</p>

25	<p>Prior to the development being brought into use, a Community Use Scheme shall be submitted to and approved in writing by the Local Planning Authority, after consultation with Sport England. The Scheme shall include details of pricing policy, hours of use, access non-members, management responsibilities and include a mechanism for review. The approved Scheme shall be implemented upon commencement of use of the development.</p> <p>Reason: To secure well managed safe community access to the sports facility, to ensure sufficient benefit to the development of sport and to accord with Local Plan Policy D1.</p>
26	<p>No hedges or trees on the site (except those shown to be removed on the approved Tree Retention Plan (drawing ref 9295-T-11) which forms part of the Arboricultural Assessment), or their branches or roots, shall be lopped, topped, felled, or severed unless deemed necessary on health and safety grounds by the Councils tree managers. If any retained tree is removed, uprooted or destroyed or dies as a result of the development activity, another tree shall be planted at the same place and that tree shall be of such a size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.</p> <p>Reason: To safeguard existing trees/hedges, in the interests of the visual amenities of the locality.</p>
27	<p>All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the development being brought into first use; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.</p> <p>Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.</p>

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

- 1 If the developer is to make discharge flows to the existing watercourse he must gain the written agreement of the Land Drainage Authority to discharge flows at an agreed rate - Contact Wayne Atkins - highwaydrainage@barnsley.gov.uk
- 2 If the developer is to carry out works within or in the proximity of any watercourse he must gain the relevant permissions from the Lead Local Flood Authority - Contact Wayne Atkins - highwaydrainage@barnsley.gov.uk
- 3 A public right of way runs alongside the proposed development site. Safe public access on the right of way should remain available whenever possible, with no obstruction of or encroachment onto the width of the path, and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time then a temporary closure should be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk.

- 4 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:
www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

- 5 No hoarding shall be erected on or within the extent of the public highway without the prior approval of the Local Highway Authority and the necessary licencing being obtained. Applications for licences can be made via:
<https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/licences-for-scaffolding-and-hoardings/>
- 6 The development hereby approved includes the carrying out of work on the adopted highway. You are advised that before undertaking this work you must enter into a highway agreement with the Council under S278 of the Highways Act, 1980, specifying the extent of works, the works, and the terms and conditions under which these are carried out. Fees are payable for the drafting of the agreement, approval of the highway details and inspection of the works. For more information or to apply, please contact Highways Development Control at email HighwaysDC@barnsley.gov.uk or call to 01226 773555.

- 7 Road Licences - You are advised that should the development hereby permitted requires you to dig up a road, pavement, or grass verge to install or replace service apparatus (gas pipes, electricity cables, sewers), or to place any equipment, materials in, on, above or abutting a highway you are required to have a licence. Further details are available on the BMBC website at: <https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/> or my contacting Streetworks@barnsley.gov.uk
- 8 Fees associated with the required condition survey together with any necessary remedial works and any relevant s278 agreement are to be borne by the developer. The applicant should make contact with Highways Development Control, Tel. 01226 772033/772170. Email. HighwaysDC@barnsley.gov.uk for further information prior to commencement.
- 9 The contractor shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the public highway is an offence under provisions of the Highways Act 1980.
- 10 Should the applicant require any advice on the detail of the information required to meet the above condition, they should contact Archery GB and the contact is arran.coggan@archerygb.org
- 11 A model Community Use Scheme is available on the Sport England website www.sportengland.org
- 12 The applicant is advised that the scheme should comply with the relevant industry Technical Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to 'Natural Turf for Sport', (Sport England, 2011)

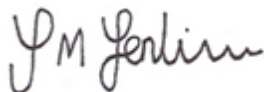
Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and*
- up to six months imprisonment on conviction.*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 23/02/2021



Joe Jenkinson
Head of Planning and Building Control

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

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 given 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.