



**Stantec UK Limited**  
Part 4th Floor, Whitehall Quay II  
Whitehall Road  
Leeds  
LS1 4HR  
UNITED KINGDOM

30 September 2025

Project/File: 333100242

James Hyde  
Barnsley Metropolitan Borough Council  
Barnsley,  
S70 9GG

Dear James Hyde,

**DISCHARGE OF CONDITIONS 5, 13, 14, 19 and 25 OF PLANNING PERMISSION 2023/1104**

**1. INTRODUCTION**

Stantec, have been instructed on behalf of our client Hooper Homes (hereafter referred to as 'the applicant') to prepare and submit an application for the discharge of conditions 5, 13, 14, 19 and 25 of planning permission ref: 2023/1104.

**2. APPLICATION SUBMISSION**

This discharge of conditions application consists of this covering letter together with the documents outlined in table 2.1 below:

Document	Reference	Condition
Covering Letter	333100242.A5.PD.CL	
Conveyance Plan – Masterplan	1724-1000 Rev.I	Condition 13
Management Plan – Masterplan	1724-1052 Rev.G	Condition 5 and 13
Worsbrough Build Programme		Condition 5
External Lighting Impact Assessment Report	P2539-NOV-RPT-E-001 Rev P2	Condition 19
Lighting Contour Plan	P2539-NOV-XX-XX-DR-E-9601 P02	Condition 19
Surface & Kerbing Layout	48404-ECE-XX-XX-DR-C-0033 P06	Condition 14
S278 Surface & Kerbing	48404-ECE-XX-XX-DR-C-0071 rev.P11	Condition 25

Reference: 333100242.A5.KC

Section 278 Works Highways Construction Details	48404-ECE-XX-XX-DR-C-0072-P04	Condition 25
S278 Land Dedication Plan	48404-ECE-XX-XX-DR-C-0075 P07	Condition 25

Below sets out the information and documents provided to discharge the relevant conditions.

### 3. PLANNING CONDITIONS

#### Condition 5

Condition 5 of approval 2023/1104 relates to the submission of a landscape management plan and is worded as follows:

*All out of curtilage planting, seeding or turfing comprised in the approved details of landscaping (R-2715-1G – Landscape Masterplan) shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales.*

The landscaping is proposed to be delivered in accordance with the attached build programme (ref: Worsbrough Build Programme) with the works expected week 95 - 99 of the build programme. The detailed provided should be sufficient to allow Condition 5 to be discharged.

#### Condition 13

Condition 13 requires details of the future management and maintenance for carriageways not put forwards for adoption and is worded as follows:

*No building or use hereby permitted shall be occupied (or use commenced) until details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption as maintainable at public expense within the site have been submitted to and approved in writing by the LPA. On occupation of the first dwelling (or building) within the site, the streets shall be maintained in accordance with the approved management and maintenance details.*

The accompanying Conveyance Plan (ref: 1724-1000 Rev.I) shows the areas to be adopted and the non-adopted shared driveways and footpaths to be managed by residents. The Management Masterplan (ref: 1724 – 1052 Rev.G) also shows the areas of landscaping to be managed and the drainage easements.

The future owners of the scheme will be made aware of their responsibilities to manage and maintain the shared driveways with this added into the title deeds when sold. The submitted information allows this condition to be approved without delay.

#### Condition 14

Condition 14 relates to works carried out adjoining the public highways at West Street and is worded as follows:

Reference: 333100242.A5.KC

*Before any dwelling is first occupied the roads and footways shall be constructed to binder course level from the dwelling to the adjoining public highway at West Street in accordance with details of a completion plan to be submitted and approved in writing by the LPA.*

The details of the works to be carried out adjoining the public highway are set out on drawing Surface & Kerbing drawing (ref: 48404-ECE-XX-XX-DR-C-0033-P06). The Worsbrough Build Programme submitted alongside this application includes the phasing details of when the binder course will be laid. This should satisfy this condition.

### **Condition 19**

Condition 19 of approval 2023/1104 relates to the submission survey of the condition of the adopted highway and is worded as follows:

*Notwithstanding the submitted details, prior to first occupation of the site, details of external/internal lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall be reviewed and produced by a suitably qualified ecologist and clearly demonstrate that lighting will not adversely impact wildlife using key corridors, foraging and commuting features and roosting sites. The details shall include, but are not limited to, the following:*

- *Identification of areas/features on site that are particularly sensitive e.g. breeding, resting, foraging and commuting sites;*
- *A drawing showing dark corridors and buffer areas;*
- *A report and drawings showing how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent species using their territory or having access to breeding sites/resting places, this should include;*
- *Technical descriptions, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate;*
- *A description of the luminosity of lights and their light colour;*
- *A drawing(s) showing the location and where appropriate the elevation and height of the light fixings;*
- *Methods to control lighting control (e.g. timer operation, Passive Infrared Sensors (PIR)); and*
- *Lighting contour plans, both horizontal and vertical where appropriate, taking into account hard and soft landscaping.*

*All external/internal lighting shall be installed in accordance with the specifications and locations set out in the approved details. They shall be maintained thereafter in accordance with these details. .*

The attached External Lighting Impact Assessment Report (P2539-NOV-RPT-E-001 Rev P2) and Lighting Contour Plan (P2539-NOV-XX-XX-DR-E-9601 P02) show the proposed lighting and demonstrates that the lighting will not adversely impact on wildlife using key corridors. There are no areas within the site boundary that are particularly sensitive to breeding, nesting, foraging and community. Our Ecologist has confirmed that the lighting design proposal illuminates the required

Reference: 333100242.A5.KC

road/ paving areas in line with the local authority standards & BS12464-2 requirements without impinging unwanted light spill onto adjacent habitats. The attached information should allow Condition 19 to be discharged.

#### **Condition 25**

Condition 25 of approval 2023/1104 relates to the submission of a scheme for the relocation of the existing bus stop and is worded as follows:

*Upon commencement of the development hereby permitted, a detailed scheme for the relocation of the existing bus stop, ID 37055987, currently located to the two accesses, shall be submitted to and approved in writing by the local authority. The scheme shall include, but not limited to, the following details;*

*i. The proposed new location of the bus stop, ensuring it is within close proximity to the original location in a position that has been agreed in liaison with SYMCA.*

*ii. Design specifications for the new bus stop, including any necessary shelters, signage and accessibility features.*

*iii. A timeline for the relocation process detailing the period during which the existing bus stop will remain operational and the new bus stop will be fully functional.*

*The approved scheme shall be implemented in full accordance with the approved details and timetable, and the relocated bus stop shall be operational prior to the occupation of any part of the development.*

The details of the new bus stop location and construction details are set out on the S278 Surface & Kerbing drawing (ref: 48404-ECE-XX-XX-DR-C-0071 rev.P11) and the Highways Construction Detail Plans (ref: 48404-ECE-XX-XX-DR-C-0072-P04). The plans show the locations of the Bus Stop Clear Way Sign and kerbing details required to deliver the new bus stop. Also accompanying this discharge of condition application is the S278 Land Dedication Plan (ref: 48404-ECE-XX-XX-DR-C-0075 P07) which shows the position of the new bus stop location.

The existing bus stop is proposed to be in use until April 2026 when a temporary stop will be provided until the new bus stop becomes fully operational expected in Autumn 2026 as per the accompanying build programme.

#### **4. Conclusion**

We trust that this letter and the submitted information provide the required information for you to discharge Conditions 5, 13, 14, 19 and 25 pertaining to approval 2023/1104. However, should you require any further information or clarification please do not hesitate to contact me.

Yours sincerely,

**STANTEC UK LIMITED**