



BARNSELEY
Metropolitan Borough Council

**Growth and Sustainability
Regeneration and Culture
Planning and Building Control
Westgate Plaza
PO Box 634, Barnsley, S70 9GG
Head of Service: Garry Hildersley**

Kruidberg Capital

My Ref: 2024/0590
Your Ref:
Date: 02nd August 2024.
Enquiries to: Bradley Sargeson
Direct Dial: 01226 772142
E-Mail: bradleysargeson@barnsley.gov.uk

Dear Kruidberg Capital,

Details of conditions 3 (materials), 5 (hard and soft landscaping), 6 (boundary treatment) and 8 (broadband) in relation to planning application 2023/0635: Erection of 1no detached two storey dwelling and associated works including provision of off street parking and rear garden amenity space at 22 Filey Avenue, Royston, Barnsley, S71 4PZ.

Condition 3: the external materials details submitted 02nd August 2024 and included on the following document:

104-43 08 Rev. C

are considered acceptable to discharge the initial element of the condition. The condition also requires the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above document(s) unless otherwise agreed in writing by the local planning authority.

Condition 5: the hard and soft landscaping details submitted 02nd August 2024 and included on the following document:

104-43 204 Rev. B

are considered acceptable to discharge the initial element of the condition. The condition also requires the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above document(s) unless otherwise agreed in writing by the local planning authority.

Condition 6: the boundary treatment details submitted 02nd August 2024 and included on the following documents:

104-43 204 Rev. B

are considered acceptable to discharge the initial element of the condition. The condition also requires the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above document(s) unless otherwise agreed in writing by the local planning authority.

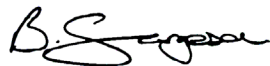
Condition 8: High speed full fibre broadband provision details have not been submitted. However, the Building etc. (Amendment) (England) (No. 2) Regulations 2022 came into force on 26 December 2022. These regulations introduce gigabit broadband infrastructure and connectivity requirements for the construction of new homes in England. They amend The Building Regulations 2010 and The Building (Approved Inspectors etc.) Regulations 2010. The provision of gigabit broadband infrastructure and connectivity from 26 December 2022 is now a matter for Building Regulations approval and does not require written approval from the local planning authority.

A Building Regulations application with the reference 24/11830/FP was validated 02nd August 2024 and is currently under consideration.

Condition 8 is therefore discharged and will be dealt with by the Building Regulations approval.

If you require any further advice or information, please do not hesitate to contact me.

Yours sincerely



Bradley Sargeson

For and on behalf of:
Garry Hildersley
Head of Planning and Building Control

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