

Our Ref: Conditions Discharge 2017/1051

23rd March 2018

Planning and Development Control Services
Development Management
Westgate Plaza
PO Box 634
Barnsley
S70 9GG

For the attention of Hannah Andrews

Dear Hannah,

Conditions Discharge for 2017/1051

This letter accompanies the conditions discharge application for planning permission 2017/1051 and relates directly to the conditions associated with Phase 2 of the Thurnscoe development.

Conditions 1 and 2 do not require formal discharge and will be dealt with by virtue of being built within the required time frame and in line with the approved drawings.

Condition 3 – A document with the provisions of the affordable housing as part of the development will be submitted before the development begins.

Condition 4 – Will be complied with in accordance with core strategy policy CSP15

Condition 5 – All existing water mains that run through the site will be cut off and abandoned prior to work starting. We have uploaded a Yorkshire Water Scheme Design that confirms this.

Condition 6 - will be complied with by building in accordance with the submitted Flood Risk Assessment.

Condition 7 - will require photographs and a report at completion of the scheme to confirm accordance with the ecological appraisal.

Conditions 8-21 apply specifically to Phase 3 and will not be dealt with under this Condition Discharge application.

Condition 22 – We have uploaded confirmation of the Openreach provision of fibre connection to each property within Phase 2 of the development that will deliver high speed broadband. A letter confirming the order for this provision is also uploaded.

Condition 23 – A surface treatment layout has been uploaded that confirms all areas that will be subject to vehicle manoeuvring will have a solid bound material i.e. tarmac or block paving.

Condition 24 – We confirm that pedestrian visibility splays of 2m x 2m will be applied to all drive accesses and these will not be impeded by any obstruction greater than 1m in height; in line with the following approved drawings: planning layout, boundary treatment layout and engineering layout.

Condition 25 – All surface water runoff will be collected within plot curtilages and not be allowed to spill onto the public highway; in line with the submitted engineering layouts.

Condition 26 – A sales area layout has been uploaded as part of the Conditions Discharge application to show the layout of the sales office,, show homes and associated staff and visitor parking.

Condition 27 – A conditions survey of the existing highways to be used by construction traffic has been uploaded as part of this Conditions Discharge application.

Condition 28 – The external works drawing has been uploaded as part of the Conditions Discharge application to show that no pedestrian and vehicular gradient exceeds 1:12 within the site.

Condition 29 – A Travel Plan was submitted as part of the main application and has been uploaded again to discharge this condition.

Condition 30 – A Construction Management Plan has been upload which shows the following elements,

- 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 being deposited on the public highway.

Condition 31 - A Construction Management Plan has been uploaded to confirm the hours of work in line with this condition.

Condition 32 – A Construction Management Plan has been uploaded as part of the Conditions Discharge application that confirms how this condition will be discharged.

Condition 33 – An Arboricultural Impact Assessment and Arboricultural Method statement have been uploaded to confirm protection of retained trees.

Condition 34 – The RPAs of all retained trees and hedge rows will be protected in line with BS 5837:2012 and existing levels retained within the RPA as per the external works drawings.

Condition 35 – If any trees and or hedgerows to be retained within the approved drawings require removal throughout the build period, it will be replaced to the approval of the Local Planning Authority.

Condition 36 – A 5 year landscape management plan has been uploaded as part of this Conditions Discharge application.

Condition 37 – We confirm the intention that all planting and seeding within the proposed layouts will take place within the first planting season after occupation of the surrounding dwellings and that any trees or other planting that dies within 5 years of planting will be replaced by the developer.

Condition 38 – We confirm that no building or structure will be built within 3m of any sewer or culverted watercourse; as confirmed by the approved engineering layouts.

We look forward to your early response to the pre-commencement conditions addressed within the Conditions Discharge application. We are intending to be on site at the end of April 2018 therefore discharge of pre-start conditions is essential before that date.

Kind regards,



Architectural Manager
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