



**Development Management
Planning, Policy and Building Control
Regeneration and Assets**

Zenzero Business Ltd
14 Hilltop Lane
Gawber
Barnsley
S75 2RF

Ref: 2026/0463
Date: 25/09/2026
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Dear Miss McCann,

Description: Discharge of conditions 8 (External Materials) and 9 (Tree Protection) of application of 2023/0954: Erection of a detached bungalow and associated works including the creation of a replacement pitched roof detached garage to the rear

Location: Land adjacent to 86 Longley Street, Barugh Green, Barnsley, S75 1NR

I have received a discharge of conditions application relating to application 2023/0954 which was for 'Erection of a detached bungalow and associated works including the creation of a replacement pitched roof detached garage to the rear'.

Condition 8 states;

Upon commencement of development details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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.

Condition 9 states;

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:

*Tree protective barrier details
Tree protection plan
Arboricultural method statement*

No development or other operations shall take place except in complete accordance with the approved details and the tree protection fencing shall be installed in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

Proposed materials along with an arboricultural method statement and tree protection measures have been submitted with the application. The details provided with the above have been reviewed by the Planning Officer and the LPA's Forestry Officer and are deemed acceptable providing the locations on the tree protection plan are used in conjunction with the amended barrier specification.

Conditions 8 and 9 can hereby be discharged.

If you require anything further, please do not hesitate to contact me.

Yours Sincerely

Matthew Marsden, BA(Hons), MSc
Planning Officer