

Planning Department  
Barnsley MBC  
PO Box 634  
Barnsley  
South Yorkshire  
S70 9GG

Ref 19.38

27 May 2021

FAO Elaine Ward

Dear Elaine

**Re: Erection of 8 Dwellings Land at (Folly Way) Cross Street Monk Bretton**  
**Ref: 2017/0352**

This letter accompanies a Planning application for discharge of conditions in relation to the above. It addresses those conditions that were not resolved as part of the Reserved Matters Approval ref: 2002/0113.

### **Condition 3 – Details of Proposed levels**

WD1 Site Plan is included and shows the existing ground levels and contours and proposed floor levels. Engineering drawing ref: YH743-2C also includes floor and proposed road levels.

### **Condition 6 – Drainage Details**

Details of drainage are included on the Engineers details ref:

- Drainage Report – Monk Bretton
- Highway Soakaway – Monk Bretton
- YH743-1D External Works
- YH743-2C Drainage Plan
- YH743-3B Longsections-Schedules
- YH743-4B Typical Sewer Details
- YH743-5B Typical Highway Details
- YH743-6B Typical Drainage – Drives
- YH743-7B Contributing Areas – Flood Routing

### **Condition 7 – Site Investigation**

A Phase 2 Site Investigation has been undertaken by Rogers Geo-Technical Services Ltd and a copy of their report is included with the application documents.

### **Condition 10 – Construction Method Statement**

A site plan is included at Appendix A which addresses most of the information required for the Construction Method Statement. Additional clarification is provided below:

- Wheel-washing facilities will be provided at the location shown on the plan and included for scraping any deposits of mud and jet washing.

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Directors: Mr MJ Booth MCIAT Mrs J Booth

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- The contractor shall limit the presence of dust by damping down as required. If necessary, specialist equipment such as a 'dust buster' could be employed which creates an atmospheric water cloud but it is unlikely that this will be required given the scale of the project and the lack of demolition.
- Noise levels can be controlled by ensuring that all machinery have exhaust silencers in good working condition.

Yours sincerely



**MJ Booth**  
**MBooth Design Ltd**

APPENDIX A

Site Layout showing Site Set-Up Plan

# SITE SET-UP PLAN

RESIDENTIAL DEVELOPMENT  
LAND OFF FOLLY WAY  
MONK BRETTON  
BARNSELY

## Detailed Proposals

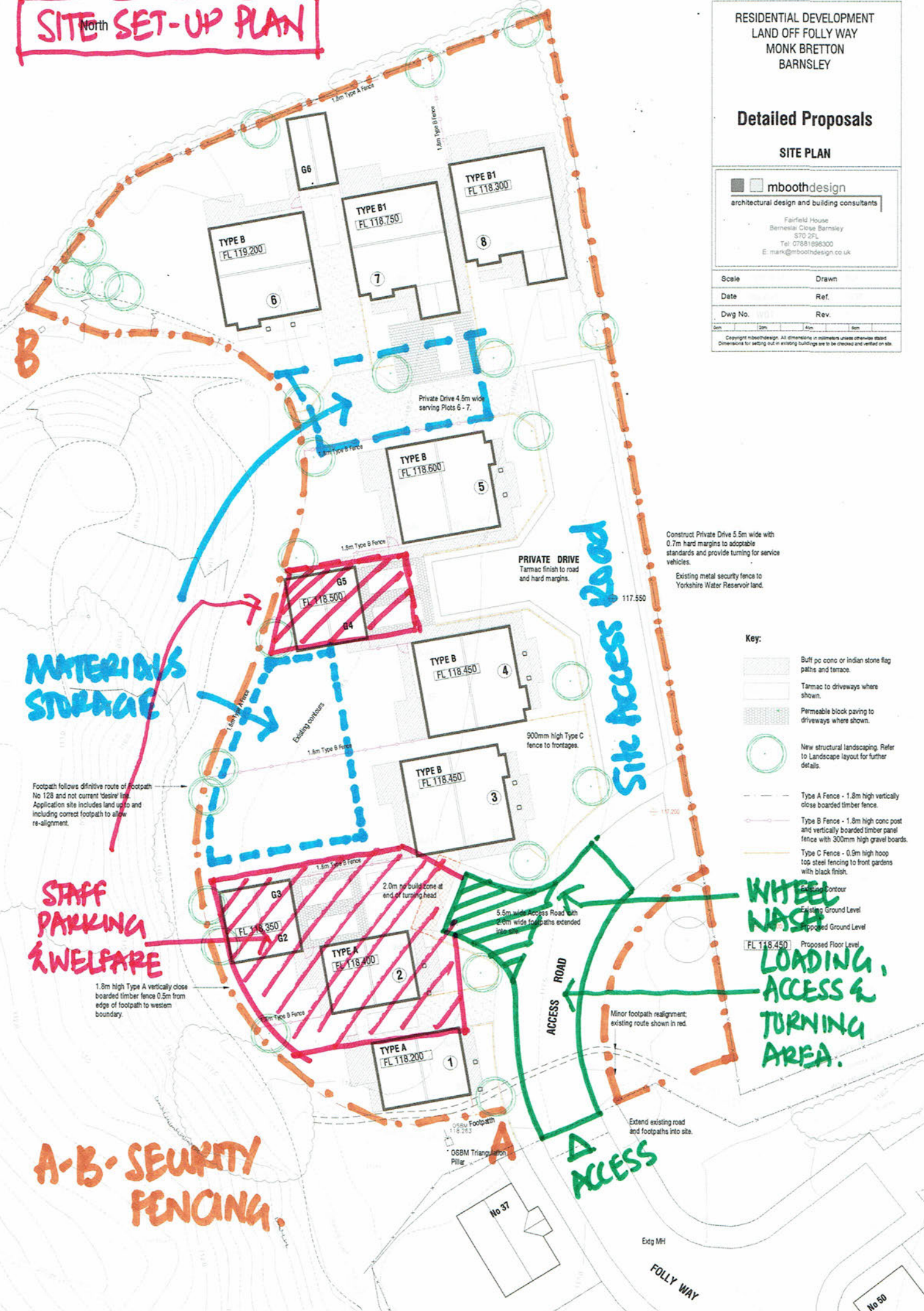
### SITE PLAN

**mboothdesign**  
architectural design and building consultants

Fairfield House  
Barnesla: Clove Barnsley  
S70 2FL  
Tel: 07881986300  
E: mark@mboothdesign.co.uk

Scale	Drawn		
Date	Ref.		
Dwg No.	Rev.		
0m	20m	40m	60m

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Dimensions for setting out in existing buildings see to be checked and verified on site.



Construct Private Drive 5.5m wide with 0.7m hard margins to adoptable standards and provide turning for service vehicles.

Existing metal security fence to Yorkshire Water Reservoir land.

- Key:**
- Buff pc conc or indian stone flag paths and terraces.
  - Tarmac to driveways where shown.
  - Permeable block paving to driveways where shown.
  - New structural landscaping. Refer to Landscape layout for further details.
  - Type A Fence - 1.8m high vertically close boarded timber fence.
  - Type B Fence - 1.8m high conc post and vertically boarded timber panel fence with 300mm high gravel boards.
  - Type C Fence - 0.9m high hoop top steel fencing to front gardens with black finish.

Footpath follows definitive route of footpath No 128 and not current 'desire' line. Application site includes land up to and including correct footpath to allow re-alignment.

1.8m high Type A vertically close boarded timber fence 0.5m from edge of footpath to western boundary.

2.0m no build zone at end of turning head

5.5m wide Access Road with 2.0m wide footpaths extended into site.

Minor footpath realignment: existing route shown in red.

Extend existing road and footpaths into site.

Existing contour  
Existing Ground Level  
Proposed Ground Level  
Proposed Floor Level  
FL 118,450

**A-B SECURITY FENCING.**

**ACCESS**

FOLLY WAY

No 37

No 30