

Elaine Ward
Development Management
Barnsley Metropolitan Borough Council
PO Box 604
Barnsley
S70 9FE

PLANNING PORTAL REF: PP-05555372

21 October 2016

Dear Sir / Madam,

**RE: APPROVAL OF CONDITIONS FOR OUTLINE PLANNING APPLICATION
WITH SOME MATTERS RESERVED WITH ACCESS TO BE CONSIDERED FOR
RESIDENTIAL DEVELOPMENT – 85 NO. DWELLINGS**

LAND AT CARRINGTON AVENUE, BARNSELY, S75 1BW

REF NO. 2014/0807

Spawforths have been instructed by our clients, Miller Homes to submit an application for the approval of details reserved by condition pursuant to the above application (ref: 2014/0807).

In accordance with the agreed procedures of Barnsley Metropolitan District Council, this application is submitted electronically via the Planning Portal (Planning Portal ref: PP-05555372). The application fee of £97 is paid by cheque attached to this letter.

The above application reference 2014/0807 was granted planning permission subject to conditions by Barnsley Metropolitan District Council on 25 September 2015. Conditions 8, 14, 16, 18, 19 and 22 are dealt with below.

Condition 8 – Drainage Details

In accordance with Condition 8 please find a package of plans which includes full foul and surface water drainage details, including a surface water scheme. This condition has been part discharged during the Reserved Matters application (ref: 2016/0552) as it has been confirmed that soakaways are not suitable

Spawforths

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Spawforths is a trading name of Spawforth Rolinson Ltd. Incorporated in England, Company Registration Number 2247289

on the site. Please see the Committee Report for the Reserved Matters application (ref: 2016/0552) for further details.

Condition 14 – Construction Method Statement

In accordance with Condition 6 please find attached the details of the Construction Method Statement for the site. This includes site construction plans, an environmental plan and compound details.

Condition 16 – Phasing

In accordance with Condition 16 please find attached the reserved matters site layout which has been approved at the Planning Regulatory Board meeting on the 27 September 2016. The site will be developed in one phase.

Condition 18 – Arboricultural

In accordance with Condition 18 please find attached a Tree Retention, Removal and Protection plan and an Arboricultural Impact Assessment & Generic Method Statement prepared by TPM Landscape.

Condition 19 – Carbon Reduction

In accordance with Condition 19, please find attached a Sustainability Statement: 15% CO2 Reduction Study prepared by Energy and Design.

Condition 22 – Site Investigation

In accordance with Condition 22, please find attached a Phase 1 & Phase 2 Geotechnical & Geo-Environmental Site Investigation report prepared by Eastwood & Partners.

We trust this submission is sufficient for Conditions 8, 14, 16, 18, 19 and 22 to be formally discharged.

Should you require any further information or clarification then please do not hesitate to contact us on the attached details.

Yours faithfully

Alastair Cliffe BA (Hons), MA, MRTPI
Principal: Chartered Town Planner
(alastair.cliffe@spawforths.co.uk)

Encs: As detailed above

cc: Mr Mark Bray – Miller Homes

File Ref: P0-TP-SPA-LT-P3943-0006-A