

25th August 2021

**APPLICATION TO APPROVE DETAILS RELATING TO CONDITIONS OF APPROVED PLANNING APPLICATION
2020/0429**

Former Foulstone School Site, Nanny Marr Road, Darfield, Barnsley, S73 9AB

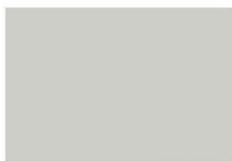
This covering letter has been prepared by Urbana Town Planning on behalf of the applicant, Ackroyd & Abbott Limited, in support of an applicant to approve details relating to conditions attached to approved planning application 2020/0429.

Condition 4 of planning permission 2020/0429 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.

Reference is made to drawing number 017-21 A201 which illustrates the proposed materials for the approved scheme. These materials include Ibstock Ivanhoe Mellow Red brick for the elevations of the building, Kingspan roof panels in Goosewing Grey. Windows and doors are to feature frames coloured Anthracite Grey (RAL 7016) and glazed with a mix of transparent glazing at ground level and opaque look-a-like glazing above ground level.



**Goosewing
Grey**
RAL 080 70 05
BS 10A05

Kingspan roof panel



Window and Door
Frames



Ibstock Ivanhoe Mellow Red

Condition 5 of planning permission 2020/0429 states:

Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and shall thereafter be retained.

Reason: In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property in accordance with Local Plan Policies GD1 General Development Policy and D1 High Quality Design and Place Making.

Reference is made to drawing number 017-21 A006 (Revision 1) which indicates that the existing dwarf wall will be retained, with any existing railings removed and replaced with a laurel hedge behind the dwarf wall on the western and northern boundary.

Condition 9 of planning permission 2020/0429 states:

Upon commencement of development, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BI01 Biodiversity.

Reference is made to drawing number 017-21 A006 (Revision 1) ; soft landscaping around the perimeter of the site will feature laurel hedge behind the perimeter wall, with the inclusion of a mixture of London Plane trees and hardy shrubs. The hard landscaping entails tarmac road and footpath.

Condition 10 of planning permission 2020/0429 states:

All planting, seeding or turfing comprised in the approved details of landscaping plan shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

As indicated by drawing number 017-21 A006 (Revision 1), planting of the aforementioned soft landscaping will be scheduled prior to the approved use commencing.

Condition 12 of planning permission 2020/0429 states:

There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

- a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;*
- b) evidence of existing positive drainage to public sewer and the current points of connection; and*

c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage in accordance with Local Plan Policy CC4.

Documents produced by Shaun Tonge Engineering are submitted addressing points A, B, and C of Condition 12.

Condition 17 of planning permission 2020/0429 states:

Prior to commencement of development details of EVCP's to be provided on site shall be submitted to and approved by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In accordance with Local Plan Policy T3 and the Sustainable Travel SPD.

Drawing number 017-21 A006 (Revision 1) indicates the location of two bays to be serviced by an Electric Vehicle Charging Point.