

Clearing of Planning Conditions	Ref: 2017/0592 Dated: 31 st August 2017	Page: 1
Monday, November 20, 2017	Residential development of 11 no. dwellinghouses. Bellwood Crescent, Hoyland Barnsley	



Application to Clear Planning Conditions

DESCRIPTION

Residential development of 11 no. dwellinghouses and associated access road

LOCATION

Land at Bellwood Crescent, Hoyland, Barnsley, S74 0BL

Reference: Ref: 2017/0592

Dated: 31st August 2017

Clearing of Planning Conditions	Ref: 2017/0592	Page: 2
Monday, November 20, 2017	Dated: 31st August 2017 Residential development of 11 no. dwellinghouses. Bellwood Crescent, Hoyland Barnsley	

Condition 1

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Development to commence 2017

Condition 2

The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission:

All approved plans will be adhered to

Condition 3

External materials shall comprise: Wellford Buff Multi facing brick, with artstone heads and buff cils to front elevations, Sandtoft Double pantile Rustic, and white Upvc and composite doors, as set out in email dated 26th July 2017

All approved materials will be used unless agreed in writing as an amendment before implementation.

Condition 4

The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (ie not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

All private drives will be block paved and shared access road, shared driveway to be tarmac

Condition 5

Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.

No obstacles will be implemented under the development, to infringe on the above mentioned visibility splays and will be written into each plot deed to ensure continuity of future occupiers.

Clearing of Planning Conditions	Ref: 2017/0592 Dated: 31st August 2017	Page: 3
Monday, November 20, 2017	Residential development of 11 no. dwellinghouses. Bellwood Crescent, Hoyland Barnsley	

Condition 6

Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Condition survey submitted to highways 20th November 2017 by email, see attached photos of key to map of road where taken.

Condition 7

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- 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
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- Measures to control noise levels during construction

Please see site setup drawing enclosed and method statement covering the above

Condition 8

Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

All times will be adhered to on site

Clearing of Planning Conditions	Ref: 2017/0592 Dated: 31st August 2017	Page: 4
Monday, November 20, 2017	Residential development of 11 no. dwellinghouses. Bellwood Crescent, Hoyland Barnsley	

Condition 9

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

See the above mentioned documents attached with this application.

Condition 10

The erection of barriers and any other measures specified for the protection of any retained tree shall be undertaken 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.

The plan and method statement in condition 9 shall be maintained and kept in place throughout the construction period.

Condition 11

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, 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. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).

Landscaping layout attached with this application

Condition 12

No development shall take place unless and until full foul and surface water drainage details, including Yorkshire Water Permission to discharge, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has

Clearing of Planning Conditions	Ref: 2017/0592	Page: 5
Monday, November 20, 2017	Dated: 31st August 2017 Residential development of 11 no. dwellinghouses. Bellwood Crescent, Hoyland Barnsley	

been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

See attached drainage plan to be implemented.

Condition 13

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

No alterations or enlargements to be made to any plot while under construction, unless a minor amendment application is to be submitted.

Condition 14

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the position of boundary treatment to be erected. 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.

See plan attached

Condition 15

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Enforcement of the above condition to be written into the deeds of each plot, to ensure the continuity by each occupier.

Clearing of Planning Conditions	Ref: 2017/0592	Page: 6
Monday, November 20, 2017	Dated: 31st August 2017 Residential development of 11 no. dwellinghouses. Bellwood Crescent, Hoyland Barnsley	

Condition 16

Prior to the commencement of development plans to show the following levels shall be submitted to and approved by the Local Planning Authority; finished floor levels of all buildings and structures; road levels; existing and finished ground levels. Thereafter the development shall proceed in accordance with the approved details.

See plan attached, incorporated within drainage plan

Condition 17

No development shall take place unless and until full foul and surface water drainage details have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

See attached drainage plan, approval from Yorkshire Water under section 104 is due anytime.

Condition 18

Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

The above times will be adhered to.