BARNSLEY
Metropolitan Borough Council

GRANT OF OUTLINE PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2005/1783

To JVH Town Planning Consultants Ltd.
Houndhill Courtyard
Houndhill
Marchington
Staffs
ST14 8LN

DESCRIPTION Residential Development and park and ride facility (Outline)
LOCATION Wombwell Foundry, Hough Lane, Wombwell, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 11 October 2005 and described above.

The approval is subject on compliance with the following conditions:

1 Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun either:-

i) before the expiration of three years from the date of this permission, or

ii) before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

2 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

(a) the siting of the proposed development.

(b) the design of the proposed development.

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed
Assistant Director, Planning and Transportation

Dated 10 July 2006

Planning and Transportation Service
Central Offices, Kendray Street, Barnsley. S70 2TN
Telephone: 01226 - 772600
Fax: 01226 - 772599

(c) the external appearance of the proposed development.

(d) landscaping for the site.
Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

3 The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 15 December 2005 (Drawing No. WF C01), unless prior written consent has been given by the Local Planning Authority to any minor variation.
Reason: For the avoidance of doubt as amendments have been submitted during the course of processing the application and in accordance with UDP Policy BE6, Design Standards.

4 A scheme for the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, shall be included with any application for outline reserved matters. The drainage works shall be completed in accordance with the details and timetable agreed.
Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

5 Visibility splays, having the dimensions 2.4m x 90m and 2.4m x 83m shall be safeguarded at the junction of Hough Lane with the access road, such that there is no obstruction to visibility and forming part of the adopted highway.
Reason: In the interest of road safety.

6 All on-site vehicular areas shall be hard surfaced and drained in an approved manner prior to the development being brought into use, to prevent mud/debris from being deposited on the public highway to the detriment of road safety.
Reason: In the interests of road safety.

7 Development shall not commence until arrangements have been entered into to secure such highway works to mitigate the effect of the development being brought into use. Such works shall comprise of: -

a) Provision of right turn lane
b) Provision of central refuge islands
c) Provision of all necessary signing + lining
d) Provision of 2m wide footway along site frontage and over the railway bridge to tie into existing
e) Provision of highway drainage
f) Provision of street lighting
Reason: In the interests of road safety.

8 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety, have been submitted to and approved, in writing, by the Local Planning Authority, and such measures shall be retained for the entire construction period.
Reason: In the interest of road safety.

9 Development shall not commence until details of all areas for the parking of all employees' vehicles, the storage of building materials and plant have been submitted and approved, in writing, by the Local Planning Authority, and such areas shall be retained for the entire construction period
Reason: In the interest of road safety.

10 Development shall not commence until details of the siting of the sales cabins and parking for staff and customers visiting the site, have been submitted and approved, in writing, by the Local Planning Authority, and such facilities shall be retained for the entire construction period.
Reason: In the interest of road safety.

11 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 developers expense in accordance with a scheme to be agreed, in writing, by the Local Planning Authority.
Reason: In the interests of highway safety.

12 Development shall not commence until details of the means of access for construction traffic have been submitted to and approved, in writing, by the Local Planning Authority, and such an access shall be retained for the entire construction period.
Reason: In the interest of road safety.

13 Development shall not commence until details of the phasing of the development has been submitted and approved, in writing, by the Local Planning Authority, to ensure a safe and adequate highway network
Reason: In the interest of road safety.

14 Development shall not commence until full highway engineering construction details have been submitted and approved, in writing, by the Local Planning Authority
Reason: In the interest of road safety.

15 Notwithstanding the provisions of the Town and Country Planning (General Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 6.0 metres either side of the centre line of the sewer ehich cross the site.
Reason: In order to allow sufficient access for maintenance and repair work at all times.

16 The site shall be developed with separate systems of drainage for foul and surface water on and off the site.
Reason: In the interest of satisfactory and sustainable drainage.

17 Unless otherwise approved in writing by the Local Planning Authority there shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and no buildings shall be occupied or brought into use prior to completion of the approved foul drainage works.
Reason: To ensure that no foul or surface water discharges take place until proper provision has been made their disposal.

18 Surface water from vehicle parking and hardstandings areas shall be passed through an interceptor of adequate capacity prior to discharge. Roof drainage should not be passed through any interceptor.
Reason: In the interest of satisfactory drainage.

19 The following information shall be contained within a report produced by a environmental consultant experienced in ground contamination and remediation matters and included with any application for reserved matters.

Planning History
Site use history
Site plan
Changes in Land/Building usage
Geology/Topography/Hydrology of site
Storage tanks on/under site
Surrounding land use
Photographs of potential contamination sources
Walk over survey
Conceptual Model
Risk Assessment
Recommendations regarding further investigation (if necessary)

The information listed here is the minimum that is expected and any report that does not include this information will be returned for further work to be done. Further information can be found within BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land".
Reason: To ensure that the site is safely developed.

20 Prior to the commencement of any work, an assessment shall be carried out of the pond to the south of the site, plus the open area within 500 metres of the pond, for their suitability as a habitat for Great Crested Newts. The assessment shall be submitted to the Local Planning Authority for approval along with the other reserved matters If the pond is identified as providing suitable habitat for Great Crested Newts, then, prior to the commencement of any work, the pond and its terrestrial habitat must be surveyed by a suitably qualified and experienced surveyor, at an appropriate time of year, for evidence of use by great crested newts. The survey shall be carried out in accordance with a methodology that has been submitted to and approved in writing by the Local Planning Authority. If Great Crested Newts are found, a scheme for the conservation of the species must be agreed with the Local Planning Authority through the reserved matters application and prior to the commencement of any construction works. The results shall inform the detailed application.
Reason: Great Crested Newts have been recorded from a pond within 500m of the site. The survey is required to establish the likely impact of development and the need for mitigation measures.

21 Prior to the commencement of any development details for the management of all residual areas of land outside the site but within the applicants control shall be submitted.
Reason: To ensure the maintenance of areas outside the site boundary in the interests of the visual amenities of the locality.

22 Details submitted pursuant to this permission shall include a noise and vibration report to assess the noise and vibration, through the day and night, from the main Sheffield - Barnsley railway line and noise from adjacent industrial uses (Galglass, Fern Bros., Nu-gas and Welcome Windows) in accordance with BS7445, BS8233 and BS6472:1992 The report shall where necessary set out measures to mitigate the affects on the proposed development hereby approved Thereafter the development shall be carried out in accordance with the approved details.
Reason: In the interests of the amenities of any new residents.

23 Prior to any works commencing on the site the applicant shall submit a noise action plan detailing how noise will be controlled and kept to a minimum during the remediation and construction phases of the development. The noise assessment shall be undertaken in accordance with BS5228: parts i & ii: 1997 and the measures shall be carried out throughout the whole construction period. The noise report shall:1) identify noise reduction measures for individual items of plant and machinery, including the use of plant and machinery with low noise output and the proposed location of mobile plant e.g. generators, crushers;
2) identify where the provision of acoustic shields, barriers or enclosures are necessary to safeguard the amenity of local residents; state the proposed hours of work (normally 08:00 - 18:00 Mondays to Fridays and 08:00 - 13:00 on Saturdays, with no Sunday or Bank Holiday working) which shall include all activities on site; 3) detail the site access route(s) for vehicles and the estimated number of vehicle movements per day; and
4) state the estimated duration of the demolition and remediation phase of the site.

Noise measurements during site operations shall also be undertaken to demonstrate that: the operations on site will not cause the LAeq, 1hr at the nearest noise-sensitive properties to rise above 55dB LAeq,1hr (the equivalent continuous A-weighted sound pressure level); or where, given very high or low background noise levels, the operations on site will not cause the LAeq, 1hr at the nearest noise-sensitive property to give rise to an increase of 10dB or more over the background noise. The times, dates & location of the monitoring sites shall be agreed with the Local Planning Authority prior to any remediation or construction commencing. A record of any monitoring shall be maintained on site and made available to the Local Planning Authority.
Reason: To safeguard the amenities of existing residents.

24 Any impact piling shall only take place between the hours of 10:00 to 12:00 and 14:00 to 16:00.
To safeguard the amenities of existing residents.

25 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall for surface water have been completed in accordance with details to be submitted to and approved by the Local Planning Authority
Reason: To ensure that the site is properly drained.

26 Prior to any works commencing on the site the applicant shall submit a dust action plan detailing how dust will be controlled and kept to a minimum during the remediation and construction phases of the development. The dustmeasures shall be carried out throughout the whole construction period. Such measures may include, where necessary, the use of water bowsers, sprayers (mobile and fixed), hosepipes or similar equipment, regulating the speed of vehicles on site, the sheeting up of loaded vehicles, the use of wheel washes etc

Dust monitoring with the use of dust boards at potentially sensitive properties may also be appropriate, particularly where complaints are being received.

Plans detailing the site's access and haul roads and any noise-sensitive properties in close proximity may also be advantageous.
Reason: In the interests of the amenities of existing residents.

Informative(s)

1 Reasons for Approval:

The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

UDP Policy ED7 - Employment Policy areas
UDP Policy GS11 - Urban Land to Remain Undeveloped
UDP Policy ES8 - Contaminated Land
UDP Policy H8A - New Residential Development
UDP Policy H6 - Open space

SPG 2 - the design and layout of new residential development
SPG 20 - open space provision on new housing developments
SPG 24 - the re-use of Employment Policy Areas
SPG 28 - developing contaminated land

The development of the Employment Policy area and Expansion land is considered acceptable. Whilst the development of the Urban land to Remain Undeveloped is normally unacceptable, the opportunity to address the shortfall in parking provision at Wombwell Station is a significant material consideration which outweighs the general presumption against development.

Tha access and landscaping arrangements are also considered satisfactory
This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

2 The Environment Agency recommends carrying out a Phase 1 Habitat Survey, protected species survey and Biodiversity Action Plan species/habitats survey by a suitably qualified and experienced ecologist to inform the management plan for the area within the blue line on the approved plans.
Great Crested Newts are recorded within 500m of the blue line area on the plan. The blue line area potentially forms part of the newts' terrestrial habitat. This has important implications for the management of this area, as Great Crested Newts are a protected species.
Woodland/Pond habitat
We recommend that the blue line area is managed for wildlife; further advice may be obtained from the Biodiversity team tel. 0113 213 4922 (direct line).
All landscaping, seeding and planting within the blue line area should be carried out with native species appropriate to the location, preferably of known local origin.