



BARNSLEY
Metropolitan Borough Council

**Growth and Sustainability
Regeneration and Culture
Planning and Building Control
Westgate Plaza
PO Box 634, Barnsley, S70 9GG
Head of Service: Garry Hildersley**

Mr Phillip Fletcher
302 New Road
Staincross
Barnsley
S75 6GP

My Ref: 2023/0847
Your Ref:
Date: 22nd February 2024.
Enquiries to: Bradley Sargeson
Direct Dial: 01226 772142
E-Mail: bradleysargeson@barnsley.gov.uk

Dear Mr Fletcher,

Discharge of condition(s) 3 (Floor Levels), 4 (External Materials), 5 (Boundary Treatments), 7 (Soft Landscaping Details) and 16 (Noise Assessment) relating to planning application 2022/0008: Erection of detached dormer bungalow with associated access, parking area and landscaping (Amended Description) at land adjacent to 7a Station Road, Dodworth, Barnsley, S75 3JD.

Condition 3: the levels provided within the Site Plan (received 27th December 2023) and the proposed plans and elevations are considered acceptable to discharge the initial element of the condition. The condition also requires the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above document.

Condition 4: the external materials details provided 18th December 2023 and included on the proposed plans and elevations drawing 27th December 2023 are considered acceptable to discharge the initial element of the condition. The condition also requires the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above document.

Condition 5: the boundary treatment details comprising Acoustic Fence Details (received 22nd October 2023), Screen Fence Details (received 18th December 2023) and other details shown on the amended Site Plan (received 27th December 2023) are considered acceptable to discharge the initial element of the condition. The condition also requires the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above document.

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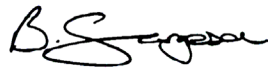
Condition 7: the soft landscaping details comprising planting area details included with the Screen Fence Details (received 18th December 2023) and other details shown on the amended Site Plan (received 27th December 2023) are considered acceptable to discharge the initial element of the condition. The condition also requires the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above document.

Condition 16: This condition requires the submission of an updated Noise Survey rather than a Noise Impact Assessment following BS4142 methodology. Nonetheless, the argument put forward that condition 4 of planning application 2022/1248 (Alterations to existing hot food takeaway consisting of a new shop front, a replacement kitchen extraction flue and a single storey rear extension) which requires the noise levels from a close-by extraction until to not exceed 38 LAeq (1hr) at the nearest noise sensitive receptor is valid. Therefore, the details provided within the Noise Assessment (ref: CDIS/1187/23/233 v1.0, dated 20th September 2023) received 21st September 2023 are considered acceptable to discharge the initial element of the condition. The condition also requires the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above document.

Please note that the conditions require the development to be carried out in accordance with the approved plans, and in accordance with the procedures set out in the above documents unless otherwise agreed in writing by the Local Planning Authority.

If you require any further advice or information, please do not hesitate to contact me.

Yours sincerely



Bradley Sargeson

For and on behalf of:
Garry Hildersley
Head of Planning and Building Control