BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2008/0226

To Bond Bryan LLP
The Church Studio
Springvale Road
Sheffield
S10 1LP

DESCRIPTION Erection of two bay fire station with community facilities
LOCATION Land at Burton Road/Tumbling Lane, Barnsley

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 11 February 2008 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2 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 600 mm above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety.

3 Before the development is brought into use the parking/manoeuvring facilities shall be laid out in accordance with the approved plan and hard surfaced, sealed and drained (and marked out), and shall thereafter be permanently retained for vehicle use.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with UDP Policy T2A.

4 Visibility splays, having the dimensions 2.4 by 90m, shall be provided at the entrance/exit to the site, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway and shall thereafter be retained.
Reason: In the interest of road safety.

Stephen Moralee

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 04 June 2008

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5 Visibility splays, having the dimensions 2.4m by 90m, shall be safeguarded along the site frontage at the junction of Tumbling Lane and Burton Road, such that there is no obstruction to visibility exceeding 1.05m above the nearside channel of the adjacent highway.
Reason: In the interest of road safety.

6 The development shall not commence until details of the areas to be used for the construction workforce parking, the storage of building materials and plant and other construction vehicles have been submitted to and approved in writing by the Local Planning Authority, and such areas shall thereafter be retained for the construction period.
Reason: In the interests of road safety.

7 Details of the means of access for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full before development commences and shall thereafter be retained for the duration of the construction period.
Reason: In the interests of highway safety.

8 Before development commences a condition survey of the highway on the site frontage adjacent to the site access, including details of the structural integrity and a methodology statement, shall be submitted to and approved in writing by the Local Planning Authority. On completion of the development a second condition survey shall be submitted to and approved in writing by the LPA to identify defects directly attributable to the construction of the development (including any necessary remedial works). The agreed remedial works shall be carried before the development is brought into use.
Reason: In the interests of road safety.

9 Prior to the commencement of the development a scheme shall be submitted to, and received the written approval of the Local Planning Authority, identifying measures to be taken to prevent mud/debris from being deposited on the public highway. The development shall thereafter be undertaken in accordance with the details of the approved scheme which shall be retained for the entire construction period.
Reason: In the interests of highway safety.

10 No development shall take place until an investigation and report which assesses the extent to which the site may be affected by landfill gas and which demonstrates that the development can be safely undertaken and occupied has been submitted to the Local Planning Authority. The report shall be prepared by a competent consultant and experienced and specialising in the assessment and evaluation of Landfill Gas migration and the period of monitoring provide an adequate reflection of environmental conditions(i.e. more than one monitoring visit).

The investigation report shall:

1 Be based upon BS 5930, Code of Practice for Site Investigations, the draft BS 10175: 2000 Investigation of Potentially Contaminated Sites-Code of Practice; CIRIA Report 131, Measurement of Methane and other gasses from the ground 1993; and the advice provided in the Waste Management Paper No's 26 and 27.

2 Describe the methodology, techniques and equipment and circumstances of the survey and clearly relate final conclusions and recommendations to the results and findings of tests and investigations so that they may be understood by a third party.

3 Advise on any remedial measures which demonstrate that the development can be safely undertaken in strict accordance with the submitted remedial measures contained within the report.

Reason: To ensure that the developer has demonstrated that the development can be undertaken and occupied in a safe and secure manner given the proximity of the development to a landfill site which is known to be producing landfill gas and in accordance with U.D.P. Policy ES9, Landfill Gas.

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.

Reason: In the interests of the visual amenities of the locality.

12 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 other of similar size and species, unless the Local Planning Authority give written consent to any variation.

Reason: In the interests of the visual amenities of the locality.

13 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the building 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 and in accordance with U.D.P. Policy BE6, Design Standards.

14 Unless otherwise agreed in writing by the Local Planning Authority, no building or other obstruction shall be located over or within 3 metres, either side of the centre line of the sewer, which crosses the site.

Reason: To prevent damage to the existing sewer.

15 The site shall be developed with separate systems of drainage for foul and surface water.
Reason: In the interests of satisfactory drainage.

16 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 in writing by the Local Planning Authority before development commences.
Reason: To ensure that the site is properly drained and surface water is not discharged to the foul sewerage system, which will prevent overloading.

17 No development shall take place until details of the proposed means of disposal of foul drainage 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.
Reason: To ensure the proper drainage of the area.

Reason(s) for Granting Permission

1	Existing employment policy areas - Policy ED7	The proposal complies with Policy ED7 in that the type of employment use proposed is compatible with adjoining uses. there is no significant impact on residential, visual amenity and highway safety.

Informative(s)

1 Your attention is drawn to the comments of the South Yorkshire Police on crime prevention issues.

2 The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

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