

2018/0665 Outline application for development of approximately 5 dwellings and associated infrastructure (all matters reserved apart from means of access) at Land North of Keresforth Road, Dodworth, Barnsley

Discharge of conditions

Condition	Status	Response	Reference	
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 before the expiration of two years from the date of approval of the last of the reserved matters to be approved.	Statement	Application submitted 12/07/2021	Approval 2021/0958	✓
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 layout of the proposed development. (b) scale of building(s) (c) the design and external appearance of the proposed development. (d) landscaping	Statement	Application submitted 12/07/2021	Approval 2021/0958	✓
3. Construction or remediation work comprising the use of plant,	Statement			



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.				
4. Sightlines, having the dimensions of 2.4m x 90m to the West and 2.4m x 79.6m to the East, shall be safeguarded at the junction of the site with Keresforth Road, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway.	Statement			
5. The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. 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.	Statement			
6. All redundant vehicular accesses shall be reinstated as kerb and footway prior to the development being brought into use.	Statement			

7. 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 been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.	Pre-commencement	Haigh Huddlestone drainage scheme	7845_001 Feasibility Plan	
8. 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 impact assessment Arboricultural method statement	Pre-commencement	AWA Arboricultural Method Statement	AWA4510	

9. The development hereby approved shall be carried out in accordance with the mitigation measures set out in the Air Quality Assessment (Ref: 2100r1). The mitigation measures shall be implemented prior to the occupation of the dwellings and retained as such thereafter	Statement			
10. The development shall be carried out in accordance with the recommendations detailed in section 5 of the Ecological Appraisal Revision B (Ref: SF2794). The recommendations shall be completed prior to the occupation of the dwellings and retained as such thereafter.	Statement			
11. The development shall be carried out in accordance with mitigation measures/recommendations set out in the Noise Impact Assessment by ENS Ltd (Ref: NIA/7901/18/7804v1.0) and the email from Richard Pennell dated 26/06/2018. The mitigation measures/recommendations shall be carried out prior to the occupation of the dwellings and retained as such thereafter.	Statement			

12. Prior to the commencement of development a site investigation must be undertaken to fully investigate potential mining legacy risks. The investigation should be carried out in compliance with CIRIA publication 32 'Construction Over Abandoned Mine Workings', a report detailing the findings of the investigation and any recommended mitigation shall be submitted for approval in writing by the Local Planning Authority, the development thereafter shall be carried out in accordance with the approved details.	Pre-commencement	Haigh Huddlestone Ground Investigation Report	E21/7845/R001	
13. Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works: a) Relocating the 30mph speed limit signs to the east of the site. b) A gateway feature including signage and road markings on the westbound carriageway where the speed limit changes. c) Any other necessary signing and lining.	Pre-commencement	Haigh Huddlestone Highways scheme	E21/7845/023	

The works shall be completed in accordance with the approved details prior to occupation of any of the dwellings.				

2021/0958 Erection of 5no dwellings and associated works including access road, garages and landscaping (Reserved matters of outline planning permission 2018/0665 relating to appearance, landscaping, layout and scale).

Discharge of conditions

Condition	Status	Response	Reference	
1. The development hereby permitted shall be begun before the expiration of 2 years from the date of this permission.	Statement			
2. The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved (shown below) unless required by any other conditions in this permission.	Statement			
3. 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.	Commencement	Black and tumbled 140mm coursed natural stone from Russell Stone Cafersa Pizarra Lousaval natural Spanish slate	RSM 140 LV11	



4. Upon commencement of development details of measures to facilitate the provision of high speed full fibre broadband for the dwellings/development hereby permitted, including a timescale for implementation, 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.	Commencement	Openreach FTTP draft contract	V020921	
5. All in curtilage planting, seeding or turfing comprised in the approved details of landscaping ((21903)20_Landscape Proposals) shall be carried out on each plot no later than the first planting and seeding season following the occupation of the individual dwellinghouse/s; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.	Statement			
6 Upon commencement of construction works, details of an electric vehicle electric vehicle charge point shall be submitted	Commencement	Pod point single phase universal socket smart charge point with 32A/ 7kW rated output all as BS7671:2018	Solo S7	

and approved in writing by the LPA. The EVCP will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.				
7 The development hereby approved shall be carried out in accordance with the mitigation measures set out in the Air Quality Assessment by Redmore Environmental dated 19th Oct 2021 (Ref: 2100-1r1). The mitigation measures shall be implemented prior to the occupation of the dwellings and retained as such thereafter.	Statement			
8 The annex accommodation associated with plot 4 hereby approved shall be used incidentally to and in association with plot 4 and shall at no time be severed therefrom to form a separate residential unit.	Statement			
9 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	Statement			

without modification), no enlargement, improvement or other alteration of plots 1 and 4 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.				