

Application Reference Number:	2025/1062
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Application Type:	Outline (all matters reserved apart from access and layout).
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Proposal Description:	Demolition of existing domestic garage and formation of new driveway/parking, and outline permission for the erection of 4 houses within the residential garden (including access and layout details).
Location:	Land adjacent to 1A West Street, Worsbrough Bridge, Barnsley, S70 5PG

Applicant:	Mr Tony Mellor
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Third-party representations:	None.	Parish:	None.
		Ward:	Worsbrough.

Summary: This application seeks outline planning permission for the erection of 4 dwellings, following the demolition of an existing domestic garage. The site currently consists of residential garden and the works will require alterations to the host dwelling's parking arrangements and reduce the size of the private amenity space. The application includes details of access and layout, meaning the siting of the 4 dwellings will be fixed as per the proposed site plan. Though details relating to appearance, scale and landscaping will be subject to a separate reserved matters application(s). Amended plans have been received during the application to address concerns raised regarding the size of the proposed outdoor amenity space for the proposed dwellinghouses. There are no outstanding consultee objections, with all previous comments having been addressed during the assessment of the application. Recommendation: Outline Planning Permission GRANTED subject to conditions.
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Introduction

This application seeks outline planning permission for up to 4 dwellings, with access and layout details, following the demolition of an existing domestic garage. During the course of the application updated ecological/ BNG documents have been submitted as well as updated site plans. The development description was also updated to make it clearer that layout and access details were included in the application.

Site Location & Description

The application site consists of an existing detached dwelling (Stonedale) and associated residential garden. The site is located on the junction of Station Road/West Street/Edmunds Road, and wraps around Nos. 1 and 3 Station Road to form an irregular shaped plot. The existing host dwelling is a single storey, linear shaped building with hipped roof, positioned at the north of the site. The northern elevation is blank and abuts the stone wall along West Street. A patio area is located to the east of the dwelling, with a separate patio and narrow lawn area to the west. The main lawned area is to the south of the dwelling, which wraps around the existing detached garage. Access into the site is off the eastern boundary, onto Station Road, via a gated driveway which extends from the road towards the garage, within the central part of the site, providing parking space for multiple vehicles. A smaller lawned area is located to the north of the driveway. A tall stone wall defines the edge of the site along all boundaries, with a hedge above enclosing the private patio areas along the northern and north-western sections. The eastern part of the site is at a higher level, with the site falling away towards the west.

Although the site is located in a built-up area, it appears slightly isolated due to its spacious character and lack of immediate neighbours to the west. The land to the west consists of public open space, with the land steeply falling away towards the southwest. As mentioned, Nos 1-3 Station Road immediately abut the north-eastern corner of the application site, which consist of a Victorian pair of semi-detached dwellings, finished in dark stone. The ground floor of No.1 is currently in use as a hairdressers, though the planning history suggests that the other floors remain in residential use, whilst No.3 is a residential property. From the front (facing towards Station Road) the properties are two-storey in scale, though to the rear/when viewed from West Street, the scale of these buildings increases due to the land levels falling away. To the rear, Nos. 1-3 have small courtyard style gardens, which adjoin the eastern patio area of the host dwelling. The windows on the rear elevations of Nos. 1-3 overlook the patio area to the east of Stonedale, due to difference in building height and close proximity.

The surrounding area is predominately residential, though small scale commercial uses are located within the locality, including a small gym/fitness use which is immediately to the west of the application site. The closest residential properties consist of a mixture of terrace and detached dwellings. The surrounding area is built at a high-density, with neighbouring properties situated in fairly small plots and absent of dedicated off-street parking areas.

The majority of the application site lies within a high-risk development area as per the Mining Remediation Authority maps. The site also lies within the Dearne Valley Green Heart Nature Improvement Area.



Planning History

2008/0535 - Residential Development (Outline), REFUSED, 8/5/2008

Refused due to site falling with the Urban Greenspace as defined in the now superseded Unitary Development Plan.

B/05/0499/WB - Erection of side single storey extension to dwelling, GRANTED, 20/4/2005

B/90/0193/WB - Erection of private garage and formation of vehicular access, REFUSED, 6/4/1990

B/85/1587/WB - Conversion of garage to form bungalow, REFUSED, 18/12/1986

Proposed Development

This application seeks outline planning permission (with approval for access and layout) for the erection of up to 4 dwellings. The application has been supported by an illustrative masterplan which suggests the siting of 2x pairs of semi-detached properties along with associated gardens and driveways. In order to facilitate the development, the proposal includes the demolition of the existing detached garage and alterations to the parking arrangements for the host dwelling.

The proposal involves altering the current residential driveway to become a formal private drive to serve Stonedale and the 4 proposed dwellings. The dwellings would be positioned to the south of the private drive, with gardens to the south extending towards the Edmunds Road boundary. Smaller gardens to the front of each dwelling are also proposed.

Each new dwelling would benefit from 2x dedicated parking spaces, either to the front or the side. The existing lawned area to the north of the driveway would be altered to provide 3x private parking spaces for Stonedale.

A pedestrian footpath is proposed to the rear of Plots 2 and 3 which would connect into Edmunds Road.

The residential garden of Stonedale would be reduced, with only the areas to the east and west being retained for the existing residents.

Given that this is an outline application, the scale, massing and appearance of the dwellinghouses cannot be assessed. Similarly, the final landscaping scheme would be secured via subsequent reserved matters applications.



Policy Context

Allocation/Designations

The site is allocated as Urban Fabric as defined in the adopted Local Plan, which has no specific land allocation. The site also lies within the Dearne Valley Green Heart Nature Improvement Area.

The majority of the site is within a high-risk development area as designated by the Mining Remediation Authority, apart from the most northern section which is low-risk. The site lies within Flood Zone 1 (low risk) as per the Environment Agency maps.

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate

otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The following Local Plan policies are relevant in this case:

- Policy GD1: General Development
- Policy D1: High Quality Design and Place Making
- Policy SD1: Presumption in favour of Sustainable Development
- Policy T4: New Development and Transport Safety
- Policy POLL1: Pollution Control and Protection
- Policy H1: The Number of New Houses to be Built
- Policy H4: Residential development on small non-allocated sites
- Policy BIO1: Biodiversity & Geodiversity
- Policy CL1: Contaminated and Unstable Land

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance

In December 2024, The Government published a revised National Planning Policy Framework ("NPPF") which is the most recent revision of the original Framework, published first in 2012 and updated a number of times, providing the overarching planning framework for England. It sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions. This revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

Central to the NPPF is a presumption in favour of sustainable development which is at the heart of the framework (paragraph 10) and plans and decisions should apply this presumption in favour of sustainable development (paragraph 11). The NPPF confirms that there are three dimensions to sustainable development: economic, social and environmental; each of these aspects are mutually dependent. The most relevant sections are:

Section 5 – Delivering a Sufficient Supply of Homes

Section 9 - Promoting Sustainable Travel

Section 11- Making Effective Use of Land

Section 12- Achieving Well-designed Places

Section 15 – Conserving and Enhancing the Natural Environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Supplementary Planning Guidance

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPD's in this case are:

- Parking, November 2019

- Sustainable Travel, July 2022
- Design of Housing Development, July 2023
- Residential Amenity and the Siting of Buildings, May 2019
- Biodiversity & Geodiversity, March 2024
- Development on Land Affected by Contamination, November 2019
- South Yorkshire Residential Design Guide, 2011

The adopted SPDs should be treated as material considerations in decision making and are afforded full weight.

Consultations

Biodiversity Officer – During the course of the application an updated BNG metric and report have been submitted to address comments from the Biodiversity Officer. Initially the BNG information did not accurately match the red line boundary as identified on the location plan and queries regarding the position of the proposed habitat enhancements were received.

The updated BNG metric indicates that's the current proposals are deficient by 0.06 habitat units in order to achieve the mandatory +10%. The submitted information does not demonstrate how this will be achieved, though this can be agreed via the submission of a Biodiversity Gain Plan. In summary, the Biodiversity Officer has no objection subject to submission of Biodiversity Gain Plan and a Biodiversity Mitigation Scheme.

Local Ward Cllrs – No response.

Drainage – No objection subject to pre-commencement conditions requiring full drainage details.

Highways DC – The development is unlikely to generate a significant number of additional vehicular movements. The proposed site plan demonstrates that sufficient turning area will be provided within the site and the number of parking spaces achieves the requirements of the Parking SPD. No objection to the proposed vehicular access arrangements subject to condition relating to surfacing.

Pollution Control – No objection subject to conditions relating to hours of construction and the pre-commencement submission of a dust and noise management plan.

Mining Remediation Authority – No objection subject to condition requiring the submission of further intrusive investigations and a signed statement of declaration.

South Yorkshire Mining Advisory Service – No objection subject to proposed conditions (repeat of conditions requested by Mining Remediation Authority).

Yorkshire Water – Initially objected due to insufficient drainage information. Based on the additional information (received 26/3/2026) the objection was removed subject to conditions relating to separate systems for foul and surface water drainage, and no surface water drainage prior to relevant works being completed.

Sheffield Area Geology Trust – No objection.

Representations

This application has undergone two periods of publicity and has been advertised in accordance with Article 15 of the Development Management Procedure Order (DMPO) 2015, as follows:

1st Period – Original Development Description

- Neighbour notification letters sent to adjoining properties- consultation expiry date: 12/3/2026
- Site Notice (Public Interest) displayed adjacent to the site- consultation expiry date: 13/3/2025

2nd Period – Updated Development Description

- Neighbour notification letters sent to adjoining properties- consultation expiry date: 12/4/2026

No representations have been received in response to the above publicity.

Assessment

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of Development

The site falls within urban fabric which has no specific land allocation. New dwellings are considered acceptable where they do not have a detrimental impact on the amenity of surrounding residents, visual amenity or on highway safety and accord with the relevant policies quoted below.

Policy H4: Residential Development on Small Non-allocated Sites states that proposals for residential development on sites below 0.4 hectares will be allowed where the proposal complies with other relevant policies in the Plan. The application site is circa 0.17ha in size and therefore Policy H4 applies.

Local Plan Policy H9 states that development within the curtilage of existing larger dwellings will be resisted where it will have an adverse impact on the setting of the original dwelling, and the size of the remaining garden area. Although, the development will erode part of the existing residential garden, this is considered to be acceptable in this instance. The generously sized private garden is uncharacteristic of the area, with all the surrounding development being of a much higher-density. The development will not result in the loss of the existing dwellinghouse, and the host dwelling will retain a suitably sized garden. The setting of the existing dwelling will not be adversely impacted, as assessed further below. The redevelopment of the residential garden will contribute towards much-needed housing supply and is therefore acceptable in principle subject to the considerations assessed as follows. This weighs in substantial favour in the overall planning balance.

Design, Appearance & Impact Upon Character of Area

NPPF Paragraph 135 relates to high quality design and states that developments should function well and add to the overall quality of the area; are visually attractive; sympathetic to local character; maintain a strong sense of place whilst optimising the potential of the site and create places which are safe and inclusive and promote well-being.

Local Plan Policy D1 states that development is expected to be of high-quality design and should respect and reinforce the distinctive, local character and features. Development should contribute to place making and make the best use of materials, as well as display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangements of materials, colours and details.

The proposed development seeks outline permission for up to 4x dwellings including access and layout details. This means the appearance and scale of the dwellings are to be assessed at reserved matters stage. However, the indicative layout does propose the siting of the 4 properties and demonstrates how the development will remain sympathetic to the local character and appearance.

As mentioned above, the existing application site is somewhat uncharacteristic and does not contribute towards the prevailing character of the street scene. The surrounding development predominately consists of high-density, two storey properties with small courtyard gardens and on-street parking. Whilst other detached buildings are located nearby, these are also two-storey and are positioned on much smaller plots than the application site. None of the adjacent properties benefit from large driveways and gardens similar to the application site, nor are there other examples of generously sized bungalows with detached garages.

On this basis, the erosion and redevelopment of the existing residential garden is not considered to harmfully impact the character of the surrounding development and will more likely create a sense of cohesion between the application site and the adjacent built form.

The development of 2x pairs of semi-detached properties is not considered to overdevelop the site or adversely affect the character of the area. The development will instead support residential uses within this predominantly residential location.

The appearance, materials and scale of the proposed dwellings will be assessed further at reserved matters stage. However, based on the information available, it is considered that the development will positively contribute towards the character of the local area. The development accords with the requirements of Local Plan Policy D1 and NPPF Paragraph 135 and is afforded considerable weight.

Impact upon Residential Amenity

Local Plan Policy GD1 states that proposals for development will be approved if there are no significant adverse effect on the living conditions and residential amenity of existing and future residents. Proposals should be compatible with neighbouring land and should not significantly prejudice the current or future use of neighbouring land.

Local Plan Policy POLL1 states that development will be expected to demonstrate that there would be no unacceptable effect or cause a nuisance to the natural and built environment or to people.

As mentioned, the internal layout and appearance of the dwellings will be assessed at reserved matters stage. This includes the position of windows in terms of possible overlooking and the scale/height of the dwellings in regard to any overshadowing, as well as internal space standards.

Nevertheless, the supporting site plan does indicate that suitable separation distances can be achieved, and future residents will benefit from suitable levels of amenity. Although existing residential properties immediately abut the application site, there are no neighbours which directly overlook the southern part of the application, where the proposed dwellings are to be situated. Similarly, the introduction of additional dwellings will not harmfully impact the amenity of adjacent residents.

During the assessment of the application, concerns were raised regarding the size of the proposed gardens associated with the new dwellinghouses. In response to this, the site layout was updated which proposes a private garden to the south of each property (rather than to the north) which achieves the size requirements as specified in the adopted Design of Housing Development SPD.

It is recognised that the existing residents of the host dwelling (Stonedale) will have significantly less outdoor amenity space, as a result of the development, which may adversely impact amenity. Currently the host dwelling benefits from generous gardens which extend to the south and south-east of the property, and aerial imagery demonstrates that the main lawned area is used for residential paraphernalia. This development will result in the existing residents having only the narrow garden areas to the immediate east and west of the host dwelling which includes a small lawned area. As mentioned above, the patio area to the east of the dwelling is heavily overlooked by the Nos.1 and 3 Station Road. However, the overlooking from the adjacent properties considered to be an existing situation, rather than an impact of the development hereby proposed. Whilst the proposal may result in the eastern patio area being more heavily relied upon, it is important to note that the retained garden area significantly exceeds the size requirements specified in the Design of Housing Development SPD. The western garden/patio area will also be retained which does not experience overlooking. Therefore, the loss of the large garden is not considered to cause substantial harm upon existing amenity.

No other properties immediately about the application site to the south or west. Only the residents of the host dwelling and Nos. 1 and 3 Station Road are likely to be impacted by the development, though given the small scale of the proposal, it is not considered that the introduction additional residential properties would cause significant disturbance by virtue of comings and goings or residential activities. It is important to note that no neighbour representations have been received during the publicity period.

Nevertheless, the Environmental Health Officer has suggested conditions restricting hours of construction/demolition activities and requires the submission of a noise and dust management plan. This information should be adhered to, in order to further protect existing amenity.

The size of the proposed dwelling footprint suggests that the properties would be 2-3 bedroom, based on the adopted internal space standards. A full assessment of the internal space standards will be undertaken as part of the reserved matters application.

Similarly, further assessment in terms of any overshadowing/overbearing impacts upon residential amenity will be carried out at the reserved stage once the appearance and scale of the dwellings is proposed. Overall, it is considered that the application site can accommodate the proposed number of dwellings whilst protecting existing and future residential amenity, subject to strict accordance with the attached conditions. The proposal therefore accords with Local Plan Policy GD1 and POLL1 and is afforded substantial weight in the planning balance.

Highway Considerations

NPPF Paragraph 116 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety or the residual cumulative impacts on the road network would be severe.

Local Plan Policy T4 states that new development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement. It follows on state if a development is not suitably served by the existing highway or would add to problems of safety or the efficiency of the highway, developers will be expected to take mitigating action to make sure the necessary improvements go ahead.

Table 1 of the Parking SPD (November 2019) sets out the adopted parking standards for new developments.

The application seeks approval for access details and layout, meaning both the proposed vehicular access and parking arrangements can be assessed in full. The South Yorkshire Residential Design Guide Section 4.B.1.1.9 states that unadopted shared private drives may give access for up to a maximum of 5 dwellings. This development proposes to utilise the existing residential driveway and convert this to a private drive which would serve the existing dwelling and the 4 new properties. Given that the overall total of properties using the private drive would be 5, the shared private drive arrangement accords with the SYRDG and is acceptable.

The proposed site layout indicates that each proposed dwelling would have 2x dedicated parking spaces either to the front or side of the property. The parking provision indicated accords with the adopted Parking SPD in terms of 3+ bedroom properties and is therefore suitable. The private drive also provides adequate turning space to ensure that vehicles can exit the site onto Station Road forwards.

The main impact upon the highways/access arrangements will be upon the host dwelling, which currently benefits from a large driveway as well as a detached garage. Aerial imagery indicates that the driveway is regularly used for the parking of multiple vehicles. This proposal looks to alter the parking arrangements for Stonedale by creating a dedicated parking area at the lawned area to the south of No.3 Station Road/to the north-east of the internal driveway. The site plan demonstrates that Stonedale will have 3 parking spaces, which whilst this is considerably smaller than the current driveway, 3 spaces are considered to be sufficient and exceeds the requirements of the Parking SPD.

The proposed site plan also includes a secondary pedestrian access between Plots 2 and 3 onto Edmunds Road. The inclusion of an additional footpath is welcomed.

Overall, the additional traffic likely to be generated by four dwellings would be limited and is not expected to result in any material impact on the safety or operation of the surrounding highway network. The development is therefore acceptable in terms of access arrangements and complies with Local Plan Policy T4 subject to the conditions attached. This is afforded significant weight in the planning balance.

Ecology & Biodiversity Considerations

Local Plan Policy BIO1 states that development will be expected to conserve and enhance the biodiversity and geodiversity features by protecting and improving habitats; maximising biodiversity opportunities in and around new developments and encouraging provision of biodiversity enhancements.

BNG became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the PPG) are met.

The application submission included a BNG metric, report and a Preliminary Ecological Appraisal and Roost Assessment. The original BNG metric did not accurately reflect the application site boundary. The Biodiversity Officer also raised a query regarding the habitat enhancement being proposed within the proposed private gardens and therefore could not be secured for the required 30-year period.

In response to this, an updated BNG metric and report were submitted (received 10/8/2026). The metric indicates that 0.06 habitat units are required to achieve the mandatory +10% net gain in biodiversity. The application does not specify how this will be achieved, however this is not a legal requirement and can be agreed as part of the Biodiversity Gain Plan condition. The net gain can

be achieved either through the provision of on-site planting within the shared areas or alternatively, via purchasing units/credits at a habitat bank. The BNG condition must be discharged prior to the commencement of development. Due to absence of on-site habitat enhancement, a Habitat Management and Monitoring Plan is not required.

The submission includes a preliminary ecological assessment (PEA) which concludes that the existing garage has negligible potential to support roosting bats. The Biodiversity Officer is content with the findings.

On this basis, there is no objection in relation to biodiversity subject to strict accordance with the attached conditions, which includes the submission of a biodiversity enhancement scheme which shall accord with the requirements set out in the adopted Biodiversity and Geodiversity SPD. This is afforded significant weight in the planning balance.

Coal Mining Risks

NPPF Paragraph 196 states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability. This includes risks arising from former activities such as mining and any proposals for land remediation. Planning decisions should ensure that adequate site investigations information is available to inform assessments.

Paragraph 197 states that where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.

Local Plan Policy CL1 states that development which would be affected by land stability issues must be accompanied by a report which shows that investigations have been carried out to work out the nature and extent of the issues and possible effect it may have on the development and its future users. The report shall set out detailed measures to allow the development to go ahead safely including addressing the land stability issues resulting from former coal mining activities.

The majority of the application site lies in a High-Risk development area, and the application submission includes a Coal Mining Risk Assessment. The report concludes that the site is stable from a deep coal mining perspective. It does, however, identify a potential risk of instability from the possible unrecorded mining of shallow coal seams anticipated to be present beneath the site. The report goes on to recommend the carrying out of intrusive ground investigations, in the form of the drilling of boreholes, in order to further assess the risk posed by any shallow coal mine workings and to inform any necessary remedial drilling and grouting works and/or foundations solutions. Both the Mining Remediation Authority and the SYMAS have reviewed the submitted document and agree with the findings and recommendations of the report. A condition is therefore attached which requires the undertaking of intrusive investigations, the findings of which are to be submitted to the Local Planning Authority prior to any above ground works. Prior to the occupation of the dwellings, a signed declaration shall also be provided which confirms that the site has been made safe and stable.

Subject to satisfactory information being provided in relation to the attached conditions, neither the Mining Remediation Authority nor SYMAS have an objection to the development. This is afforded significant weight in the planning balance.

Conclusion

The surrounding area is predominately characterised by residential properties with small scale commercial uses. The principle of residential development in this location is therefore acceptable. Whilst the development will result in the loss of a large garden, the proposal will not adversely impact the setting of the host dwelling, which will retain a sufficiently sized plot and parking area.

The proposal will not harmfully disrupt the character of the area or immediate street scene, with high-density development being a prominent feature. The site is in a sustainable location and the proposed uplift in the number of dwellinghouses is welcomed. Whilst the principle of the development is discordant with Local Plan Policy H9, the benefits of the scheme are considered to outweigh this in terms of overall planning balance.

The development is proposed in outline, with only access and layout details being agreed at this stage. The Highways DC Officer has no objection to the proposed vehicular/ pedestrian access, with a condition attached to ensure that the surfaces are suitably finished. The proposal also includes sufficient residential parking arrangements for both the host dwelling and the proposed dwellings.

The full impact upon existing and proposed residential amenity will be assessed as part of the future reserved matters application once the scale and appearance of the development is known. Full landscaping details will also need to be provided, including the design of boundary treatments and hard surfacing. Nevertheless, no neighbour representations have been received in response to the publicity.

There are no outstanding consultee concerns subject to strict accordance with the conditions attached in relation to highways, drainage, coal mining and ecology/BNG. Overall, and taking into account the planning balance, the proposed development of 4x dwellings is acceptable.

RECOMMENDATION: Granted with conditions.

Justification

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

- Updated BNG Metric/Report;
- Updated site plan to address concerns regarding the size of the proposed private gardens.

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

1. Application for approval of the matters reserved in Condition No. 3 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.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the following plans and documents except as may be substituted with subsequently approved details.

Reason: To clarify the terms of the planning permission and to ensure that the landscaping details are appropriate in the interests of visual amenity and biodiversity interests, and to secure sustainable development.

3. 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) scale of building(s)
 - (b) the design and external appearance of the proposed development.
 - (c) landscaping

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.

4. The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application: Biodiversity Net Gain Assessment by Arbtech, Version: 4 240409/3 and dated 7th August 2026.
- Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.**

5. Prior to the commencement of the development (including demolition and/or ground works) a dust management plan shall be submitted to and in agreed in writing by the Local Planning Authority. The plan shall set out how dust will be controlled during construction. Once agreed, the dust management plan shall be adhered to at all times.
- Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.**

6. Prior to the commencement of the development (including demolition and/or ground works) a noise management plan shall be submitted to and in agreed in writing by the Local Planning Authority. The plan shall set out how noise will be controlled during construction. Once agreed, the noise management plan shall be adhered to at all times.
- Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.**

7. Prior to the commencement of the development (including demolition and/or ground works) full foul and surface water drainage details shall be submitted to and approved in writing by the Local Planning Authority. The information shall include:
- Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways; and
 - Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority.
- Once agreed, 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 lifetime of the development.
- Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3: Flood Risk.**

8. Prior to the commencement of the development (including demolition and/or ground works) a Biodiversity Mitigation Scheme (BMS) shall be submitted to and approved in writing by the Local Planning Authority. The BMS will set out any precautionary measures to be adopted on site during construction, such as protection of retained features, reasonable avoidance measures for protected and priority species, and appropriate removal of non-native invasive species. Features such as the creation, retention and/or enhancement of habitats, integral bat and bird boxes on proposed buildings and hedgehog access points within proposed fencing, shall also be detailed.
Reason: To protect ecological species and habitats in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity and the adopted Biodiversity and Geodiversity Supplementary Planning Document.
9. Prior to any above ground development, a scheme of intrusive investigations shall be carried out on site to establish the risks posed to the development by past shallow coal mining activity. The works shall include any remediation and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance. The findings of the investigations shall be submitted to and agreed in writing by the Local Planning Authority.
Reason: In accordance with National Planning Policy Framework Paragraphs 196, 197 and 187 e & f.
10. Prior to the occupation of the first dwelling, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to and agreed in writing by the Local Planning Authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
Reason: In accordance with National Planning Policy Framework Paragraphs 196, 197 and 187 e & f.
11. Prior to the occupation of the first dwelling, the access, parking and manoeuvring facilities, indicated on the approved site plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, parking and manoeuvring of motor vehicles. The surfaces shall be retained for said purposes for the lifetime of the development. Adequate measures must be designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.
Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4: New Development and Transport Safety.
12. Prior to the occupation of the first dwelling, details of the surface water drainage works shall be submitted to and approved in writing by the sewerage undertaker. If discharge to a public sewer is proposed, the information shall include, but not be exclusive to:
- evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
 - evidence of existing positive drainage to public sewer and the current points of connection; and
 - the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.

Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.

13. During construction or demolition works, activity 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

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

14. There shall be no burning of any material on the development site during the demolition and construction phases.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.

15. The site shall be developed with separate systems of drainage for foul and surface water on and off site. The separate systems should extend to the points of discharge to be agreed.

Reason: In the interest of satisfactory and sustainable drainage.

Informatives

1. If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017.