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**2017/1539**

**Applicant:** Leeds and Yorkshire Housing Association, C/o Acanthus WSM Architects

**Description:** Erection of 54 no. dwellinghouses

**Site Address:** Land off Catherines Walk, Athersley South, Barnsley

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26 objections have been received from local residents.

### **Site Location & Description**

The application relates to a 'Y' shaped piece of land to the South and East of Catherine's Walk in Athersley. The land measures approximately 1.6Ha and is currently a Green Space, mainly amenity grassland, with hedges and trees positioned around the boundaries. There is a gradual rise in land level from North to South.

The site sits within a predominantly residential area with mainly 2 storey semi-detached dwellings on Wingfield Close to the East and recently constructed 2 and 2 ½ storey semi-detached dwellings, terraced dwellings and bungalows, which are located on Catherine's Walk, to the North West. To the South and South West of the site are Athersley South Primary School and Laithes Primary school respectively.

### **Proposed Development**

The applicant seeks permission to erect 54no dwellinghouses which are intended for affordable rented and shared ownership purposes.

The breakdown of the properties would be as follows:-

- 32no 2 bed four person semi-detached houses
- 4no 2 bed three person ground floor apartments
- 4no 2 bed three person walk up apartments
- 6no 2 bed three person semi-detached bungalows
- 8no 3 bed five person semi-detached houses

It should be noted that the bungalows would be for older persons i.e. 60 years old and above with some or slight mobility issues and the apartments would be age restricted for 40 year old and over with slight or no mobility issues.

The properties would generally be brick built with grey concrete tile roofs, however, the designs would incorporate more contemporary features such as timber cladding, cladding around the feature windows and black window frames.

Vehicular access to the site would be taken from Catherines Walk via a block paved road with hard margin. The road would split in 2 to serve the two sides of the site. Each property would have access to at least 1no. off road parking space.

Each property, with the exception of the apartments, would have a small buffer garden to the front and a private garden to the rear. The apatments would have shared amenity space.

A small area of Public Open Space would be retained on the corner of Catherines Walk and Edwins Close. Under the green space would be an attenuation tank and adjacent would be a pumping station.

## **Policy Context**

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

The Council has submitted our emerging Local Plan to the Secretary of State but we are at an early stage in the examination process. It establishes policies and proposals for the development and use of land up to the year 2033. The document is a material consideration and represents a further stage forward in the progression towards adoption of the Local Plan. As such increasing weight can be given to the policies contained within the document although, in accordance with paragraph 216 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

## Unitary Development Plan

The UDP notation is as an Existing Community Facility as the site previously hosted a school when the UDP was adopted in the year 2000.

## The Core Strategy

CSP1 Climate Change  
CSP3 Sustainable Drainage Systems  
CSP 4 Flood Risk  
CSP8 The Location of Growth  
CSP9 The Number of New Homes  
CSP10 The Distribution of New Homes  
CSP14 Housing Mix and Efficient Use of Land  
CSP15 Affordable Housing  
CSP25 New Development and Sustainable Travel  
CSP26 New Development and Highway Improvement  
CSP29 Design  
CSP35 Green Space  
CSP36 Biodiversity and Geodiversity  
CSP39 Contaminated and Unstable Land  
CSP40 Pollution Control and Protection  
CSP42 Infrastructure and Planning Obligations  
CSP43 Educational Facilities and Community Uses

## Consultation Draft Local Plan

The Council has produced a Consultation Draft Local Plan which shows possible allocations up to 2033 and associated policies. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation. In the Policies Maps the site is allocated as Urban Fabric and Green Space.

## Relevant Supplementary Planning Documents and Advice Notes

SPD Designing New Housing  
SPD Open Space provision on New Housing Developments  
SPD Parking  
PAN 30 Sustainable Location of Housing Sites

## NPPF

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

Paragraphs of particular relevance to this application include:

Para 32: 'Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'

Para 49: 'Housing applications should be considered in the context of the presumption in favour of sustainable development.'

Para's 58 & 60: Design considerations

## **Consultations**

Affordable Housing Officer – Supports the proposal.

Coal Authority – No objections subject to conditions requiring intrusive site investigations to inform any specific measures which are required to prevent the development being affected by historic coal mining workings.

Drainage – No objection subject to the imposition of standard conditions

Education – No objections subject to a contribution of £110,040 towards additional primary school place provision.

Ecology – The Biodiversity Officer agrees with the findings of the ecology report that the site is of low/moderate ecological value. However he required suitable mitigation and compensation measures to be in place. In addition T13 should be discounted for the possibility of hosting bat roosts.

No objections to the development in principle, but requires a bat survey

Highways – Minor amendments suggested which have been addressed

Policy – Loss of Green Space, compensation payment of £162,000 required

Regulatory Services – No objection subject to condition

SYMAS – No objections subject to conditions

SY Broadband Programme – No objection subject to infrastructure being incorporated through the imposition of a condition.

SY Police ALO – Recommend that the development achieves Secured by Design standards due to crime rates in the area.

Tree Officer – No objections subject to conditions.

Yorkshire Water – No objections subject to the imposition of standard conditions.

Waste Management – No objections subject to developer being made aware of the charges in place for the provision of waste bins.

Ward Councillors – Cllr Tattersall no objections in principle but considers that the retained area of Green Space should be covered by a maintenance agreement.

## **Representations**

The application was publicised by neighbour notification letter (103), site and press notices. 26 objections have been received. In summary the main concerns expressed are:-

- Increased anti-social behaviour
- Increased traffic
- Overlooking/loss of privacy
- Reduced security
- Loss of Green Space used by local residents
- Loss of habitat for wildlife
- Additional bins/waste would create odour and increase vermin
- Overbearing/overshadowing effects
- Increased noise/disturbance
- Lack of local infrastructure
- Parking issues
- Highway safety - Shared surface confusing for users
- Drainage issues

## **Assessment**

### Principle of Development

One of the main primary goals set out by the NPPF is to boost significantly the supply of housing. This is discussed at length in paragraph 47, which determines that Local Planning Authorities need to ensure their Local Plan meets the full, objectively assessed needs for market and affordable housing.

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be

granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

The site comprises an area of functioning green space and is shown on the Green Space register as GS832 the Athersley St. Edwin's Community Centre Local Neighbourhood Green Space. Core Strategy Policy CSP35 states that we shall only allow development proposals that result in the loss of Green Space where an assessment shows there to be a surplus or appropriate replacement provision is provided.

A partial loss of the green space has already been allowed through application 2010/0679 (26 dwellings at Edwin's Close) and Officers and Members indicated at that time that the remainder of the site should be retained for its green space function in perpetuity. However, the Barnsley Strategic Housing Market Assessment Addendum 2017 identified a shortfall in the provision of all types of housing within the Borough to meet the objectively assessed needs. For affordable housing the annual net shortfall is 292 affordable dwellings assuming the backlog is cleared over a ten year period, or 82 per year if the backlog was cleared over the Local Plan period lasting through to 2033. Whilst land is being allocated to meet the Borough's current and future housing needs through Local Plan process the delivery of the required numbers of affordable housing shall continue to be a challenge because usually Registered Affordable Housing Providers are priced out of buying housing land by private developers once land has been allocated for housing development. This particular proposal therefore represents an opportunity for a significant number of affordable houses to be provided which would go some way towards addressing the shortfall in the amount of affordable housing provision. The proposals attract substantial weight because of this.

The site is located in Core Strategy Urban Barnsley which is the main priority to accommodate housing growth and is in suitable and sustainable location. These considerations also attract positive weight. As does the position that the Council is unable to demonstrate a deliverable five year supply of housing land at the current time. The significance of this is that under para 49 of the NPPF housing applications should be considered in the context of the presumption in favour of sustainable development and that policies relevant to the supply should not be considered up to date.

Important material considerations weigh in favour of the development being supported in principle therefore. Ordinarily in these circumstances compensation should be provided to offset the loss of Green Space from the site in the form of a commuted sum for the enhancement of existing facilities located off the site. This was initially requested. However a contribution is also required to address the shortfall in the provision of primary school places in the area. The applicant has submitted a viability appraisal which asserts that both payments would not be viable and this has placed Officers in the position of determining whether this would tip the balance against the application being supported. In the end our position is one of support given the substantial weight which must be afforded to the proposals in the form of the significant contribution that the development would make to the delivery of houses within the Borough overall and specifically affordable housing. In addition weight is afforded to the recreation ground at Laithes Lane being under 10 minutes walking distance away from the site. Other relevant development plan policies and material considerations should, however, still be considered.

#### Residential Amenity

The proposals are sensitive due to the large number of existing properties located on Wingfield Road and Catherine's Walk which overlook the site in its existing open form. However loss of view is not a material planning consideration. In addition the plans have been designed to meet the separation distances which are required between existing and

new dwellings in the SPD meaning that the development would maintain the required standards of privacy and would not lead to overshadowing to an unacceptable degree. Internally within the site standards are met with regards to internal and external space and rear garden sizes.

The usual conditions would need to be imposed to limit noise and disturbance during the construction phase.

### Design & Visual Amenity

The proposed dwellings would be orientated in a relatively traditional layout, arranged around 2no. cul de sacs with the properties fronting the road and having parking to the front/sides, small buffer gardens between the road and the front elevations and private gardens/amenity space to the rear.

The dwellings would be relatively traditionally built but would incorporate some more contemporary design accents through cladding and brick detailing. This would reflect the existing dwellings on Catherine's Walk which the proposed development would most closely relate, as such, the development would sit comfortably within its surroundings and reflect the development pattern of the area. Furthermore, plots 1-4 would front Catherine's Walk and lead into the new development enabling the two developments to harmonise rather than being separate entities.

A number of the proposed dwellings would be on prominent corner plots with views from public vantage points of both the front and side elevations. These plots generally incorporate fenestration on the side elevations or design features to add interest and avoid large blank, overbearing gables/side elevations. These plots also require solid side boundaries adjacent to the highway as their rear gardens adjoin the road, with the boundary treatment necessary to create a private space by reducing views from public vantage points. These boundary treatments are generally of a higher quality of the standard close boarded fencing and incorporate dwarf walls, brick piers and infill panels.

The scheme proposes 2no. apartment blocks each incorporating 4no. dwellings. The blocks would still be 2 stories in height and would closely reflect the design of the semi-detached units, as such, they would integrate well into the design and layout and not stand out or appear incongruous. Similarly with the proposed bungalows, despite having accommodation over 1 floor, they would still incorporate the same design thread and harmonise with their surroundings. This mix in property types also adds to the character of the development and complies with policy CSP 14 'Housing Mix'.

The proposed development would obviously have an impact on visual amenity given that the site is currently an open space. However, the site is surrounded by existing development such as houses, residential homes and schools. A small element of open space would be retained on the corner of Edwin's Close and Catherine's Walk and the development would be further softened through the use of buffer gardens to the front of dwellings and a tree planting scheme throughout.

It is acknowledged that a number of plots would have parking spaces to the front, rather than side, of the dwelling making vehicles relatively prominent within the streetscene. However, these parking spaces would be softened by the buffer gardens and planting and there would not be large runs of parking spaces together. Furthermore, the proposed parking layout reflects that of the existing properties on Catherine's Walk. In summary the plans are considered to be acceptable with regards to CSP29 'Design considerations and the SPD.

## Highway Safety

Highways have been consulted on the application. The layout plans are now in a form that is acceptable to them with regards to the design of the roads, the provision of adequate turning and manoeuvring space and parking. Each property has access to off road parking in accordance with SPD 'Parking'. Given that the roads are served by hard margins rather than 2m wide pavements there would be limited on street parking. In order to combat this the plans incorporate a number of visitor parking spaces throughout the development via the provision of parking laybys. Highways consider the plans to be acceptable in each respect and as such it is viewed to be acceptable with regards to CSP 26 considerations 'New Development and Highway Improvement'.

## Trees

The application was accompanied by a Tree Survey and the Council's Tree and Biodiversity Officers have been consulted. The majority of the trees on the site are of generally poor quality and many are proposed to be removed. Most of the trees to be removed require removal for arboricultural reasons or are category C trees and are not considered a constraint to the development. There is, however, a large Poplar which is to be removed to facilitate the proposed development which has been given a category B. Given the nature of the species and the age of the specimen itself there is no objection to its removal. The tree will have a limited lifespan if incorporated into a development due to its age and the likelihood of it beginning to decline and potentially lose limbs in a built up area which would greatly increase the risk it would otherwise pose. The tree in its current situation is a category B tree but ultimately is not a suitable specimen to incorporate into a development.

The layout provided shows significant new tree planting would be utilised in the proposed scheme to mitigate for the loss of the trees to be removed. No details have been provided at this stage and, as such, full details of the species, size and planting specification would be required as part of a landscaping scheme. The retained trees would require protecting as part of the proposed development and as such tree protection details would also be required.

## Mining Legacy

The application site falls within the defined Development High Risk Area. Therefore the application is accompanied by a Stage 2 Geo-Environmental Report (24 November 2017, prepared by ARP Geotechnical Ltd). Based on review of appropriate sources of coal mining and geological information, the report identifies that mitigation measures might be required in the southern part of the site to be informed by the results of intrusive investigation works. Both the Coal Authority and South Yorkshire Mining Advisory Service have been consulted on the application and are content with the proposed approach provided that it is secured by a suitably worded condition.

## Ecology

The dominant habitat on the site is amenity grassland which is considered to have limited ecological value due to the intensive management of the area. To the West of the site is an area of scrub vegetation with some scattered trees. There is also a hedgerow along the eastern boundary of the site featuring intermittent broad leaved trees. These features are considered to have a moderate ecological value.

The Biodiversity Officer did seek the retention of T13 within the development (a hybrid Black Poplar tree). However this tree was assessed by the Tree Officer as not being suitable for retention over the lifetime of the development and feels that its loss can be compensated for.

This same tree is identified as having bat roost potential. Emergence surveys were therefore requested to discount this possibility. However that would delay the issuing of a decision until at least May when the survey can be carried out. This would have serious funding implications for the 100% affordable scheme and would also be contrary to the terms of the Planning Guarantee which means that Council's should determine applications within a maximum period of 26 weeks.

The Habitat report states that there are three trees on site that have significant cracks or cavities that have potential to support bat roosting, however, the site is within a residential area, well lit by street lighting which could deter bats from the area. Also, although there is some foraging habitat on site, but this is reduced by the intensive management of the amenity grassland. As a result, the report states that bats could be present on site but there are a number of factors which would deter them.

The applicants have stated that they would be willing to put forward mitigation measures on the assumption that bats are found on site and would agree to a condition which states that the trees in question could not be removed until an emergence survey is carried out. This is considered a reasonable approach where the decision notice can be released but no work takes place in the areas where there is the potential for bats to be present until the required surveys are done.

Other mitigation measures necessary include the removal of any vegetation on site outside of bird nesting season unless preceded by a survey. Furthermore native species should be used in the landscaping scheme for the development. A condition would be necessary to ensure the required mitigation and enhancement work.

### Education

The Education Officer has been consulted on the application and identified that there is a shortfall of Primary School places within the area but sufficient Secondary School places.

Although there are 54 dwellings in total on site, the 6no. bungalows would be reserved for older persons (60 years old plus with limited or some mobility problems) and the 8no. apartments would be age related properties (40 years old plus with limited or no mobility problems). As such, the remaining 40 properties would be considered to be family homes. Based on the calculation of 20 primary school pupils generated per 100 dwellings, 40 family properties are likely to generate 8 primary pupils. Therefore, given that each primary place equates to a contribution of £13,755, the total contribution required in this case is £110,040. As such, the Education Officer is content not to object to the proposal subject to the above contribution which would need to be secured through a S106 legal agreement.

### Green Space

The provision of new green space is normally required on all developments of 20 more in accordance with the Open Space Provision on New Housing Developments SPD. However the Council does not seek contributions from affordable housing developments due to the viability implications. As has already been discussed this same position has also been arrived at regarding the compensation payment which was initially requested for loss of Green Space because of the need for the education contribution. The assessment of Green Space considerations has also factored in that the recreation ground at Laithes Lane is under 10 minutes walk away from the site.

## Affordable housing

Whilst the applicant is a Registered Affordable Housing Provider a S106 Agreement is still necessary to guarantee the provision of the minimum amount of affordable housing required by policy CSP15 for the reason that planning permission runs with the land and not the recipient. This prevents the land being sold on without any affordable housing obligations being in place.

## **Conclusion**

Taking into account the relevant development plan policies and other material considerations it is considered that the substantial benefits associated with the provision of a large number of affordable dwellings (54) in a sustainable and priority location to accommodate housing growth would outweigh the limited number of adverse impacts associated with the proposal, including loss of Green Space. The proposal therefore complies with the development plan as a whole and the advice in the NPPF. As such the application is considered to accord with the relevant policies and guidelines listed within this report and is recommended for approval accordingly.

## **Recommendation**

**Grant** planning permission subject to conditions and S106 legal agreement (Education and Affordable Housing)

- 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 The development hereby approved shall be carried out strictly in accordance with the plans (Nos 2791.14.102B, 2791.14.130, 2791.14.135, 2791.14.140, 2791.14.150 & 2791.14.545) and specifications as approved unless required by any other conditions in this permission.  
**Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.**
- 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.  
**Reason: In the interests of the visual amenities of the locality and in accordance with Core Strategy Policy CSP 29, Design.**
- 4 Upon commencement of development a plan indicating the position of boundary treatment(s) to be erected shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the dwelling 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 Core Strategy Policy CSP 29, Design.**

- 5 Construction or remediation work comprising the use of plant, 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.  
**Reason: In the interests of the amenities of local residents and in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.**
- 6 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.  
**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 Core Strategy Policy CSP 26, New Development and Highway Improvement.**
- 7 Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 1m.  
**Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.**
- 8 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- The parking of vehicles of site operatives and visitors
  - Means of access for construction traffic
  - Loading and unloading of plant and materials
  - Storage of plant and materials used in constructing the development
  - The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
  - Wheel washing facilities
  - Measures to control the emission of dust and dirt during construction
  - Measures to control noise levels during construction
- Reason: In the interests of highway safety, residential amenity and visual amenity, in accordance with Core Strategy Policies CSP 26 and CSP 40.**
- 9 Vehicular and pedestrian gradients within the site shall not exceed 1:12.  
**Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.**
- 10 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 developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.  
**Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.**

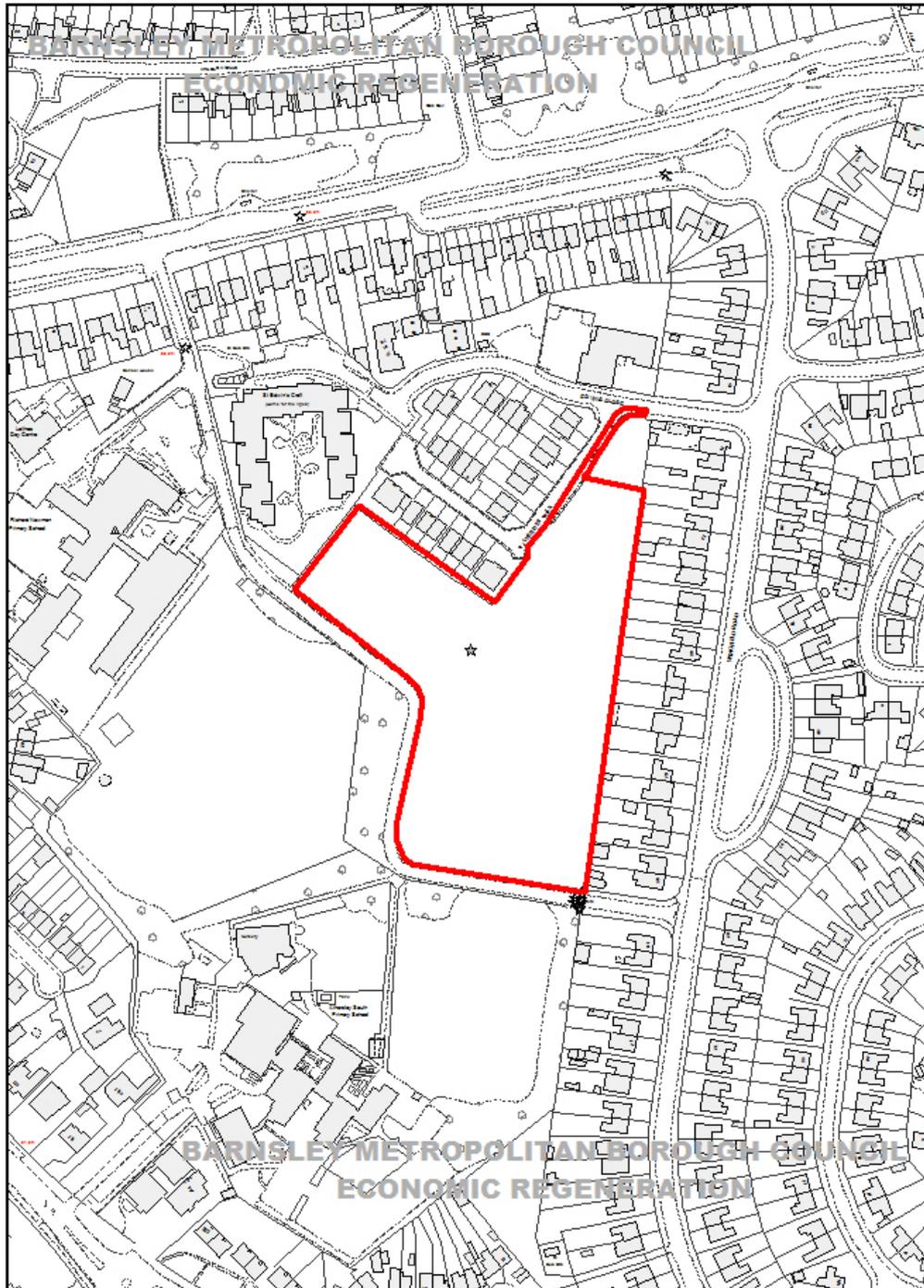
- 11 Prior to commencement of development full highway engineering construction details, (including highway retaining structure, and phasing of the highway works) shall be submitted to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.  
**Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.**
- 12 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.  
**Reason: In the interests of highway safety in accordance with Core Strategy Policy CSP 40, Pollution Control and Protection.**
- 13 No development shall take place until full foul and surface water drainage details, including a scheme to maintain or reduce existing Greenfield run-off rates and a programme of works for implementation, 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 and the scheme shall be retained throughout the life of the development.  
**Reason: To ensure proper drainage of the area, in accordance with Core Strategy policy CSP4.**
- 14 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 method statement
- Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality in accordance with Core Strategy Policy CSP 36 Biodiversity and Geodiversity**
- 15 The erection of barriers and any other measures specified for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.  
**Reason: To safeguard existing trees, in the interest of visual amenity.**
- 16 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. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).  
**Reason: In the interests of the visual amenities of the locality.**

- 17 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.  
**Reason: In the Interest of land stability, NPPF sections 120 and 121.**
- 18 Upon commencement of development details of measures to facilitate the provision of high speed broadband for the dwellings 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.  
**Reason: In order to ensure compliance Core Strategy policy CSP 42, policy I1 in the emerging Local Plan and in accordance with paragraphs 42 and 43 of the National Planning Policy Framework.**
- 19 Prior to commencement of development full details of the mitigation measures identified in the Ecological Survey, including a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.  
**Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.**
- 20 The Hybrid Black Poplar tree to the West of the site and the two Sycamore Trees in the North-Eastern boundary of the site shall not be removed until a Bat emergence/re-entry survey has been carried out. The tree removal shall be carried out in accordance with the recommendations and mitigation measures outlined in the survey.  
**Reason: To conserve and enhance biodiversity in accordance with Core Strategy Policy CSP 36.**
- 21 A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner. The landscape management plan shall be carried out in accordance with the approved plan.  
**Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.**
- 22 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of plots 5-16, 24, 32-35, 43-47 and 54 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.  
**Reason: To safeguard the privacy and amenities of the occupiers of adjoining residential property in accordance with Core Strategy Policy CSP 29.**

PA Reference:-

2017/1539

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**BARNESLEY MBC - Economic Regeneration**



Scale 1: -----