

Cond No.	Condition	Action Required	Action Taken	Party Responsible to Action	Barnsley Marshall Comment
4.	No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.	Site Investigation to be submitted for approval Works to be carried out in accordance with this condition and approved details	Barnsley Marshall preparing site investigation??	R&R Engineering / Barnsley Marshall R&R Engineering	Actioned. A Phase 2 Ground Investigation Report produced in April 2021 included a Tier 1 screening exercise that showed that the Source-Pathway-Receptor risk to human health at both sites from potential contaminants of concern within the soil is very low and consequently no specific soil remedial measures are required. Refer to GI report section 7.1.3
5.	Each part of the site subject to the remediation under the scheme(s) approved as part of condition no. 4 shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.	Validation report to be submitted for approval	Barnsley Marshall to prep	R&R Engineering / Barnsley Marshall	Actioned. No validation report necessary as no remedial works are proposed.
6.	No development shall commence until a foul water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The scheme shall provide for the disposal of foul water flows and thereafter implemented in accordance with the approved details prior to the occupation of the development.	Drainage details to be submitted for approval Works to be carried out in accordance with this condition and approved details	Barnsley Marshall preparing drainage design	R&R Engineering / Barnsley Marshall	Actioned. Refer to dwg – - RRN-BML-ERD-ZZ-DR-C-0500 P02 - COMBINED DRAINAGE LAYOUT
16.	No part of the development shall commence until a scheme detailing the construction of the following has been submitted to, and approved in writing by, the Local Planning Authority: 1) Detailed layout, design, drainage and construction of the proposed new accesses / footway, 2) Erection of timber railings / fencing (lockable). The scheme as is approved shall be fully implemented prior to first use of the development.	Details to be submitted for approval	Barnsley Marshall preparing details	R&R Engineering / Barnsley Marshall	Actioned. Refer to dwgs – - RRN-BML-ERD-ZZ-DR-C-0101 P02 - GENERAL ARRANGEMENT. - RRN-BML-ERD-ZZ-DR-C-0102 P02 - VEHICLE TRACKING SWEEP PATH

					- RRN-BML-ERD-ZZ-DR-C-0103 P01 - Setting Out Details - RRN-BML-ERD-ZZ-DR-C-0500 P02 - COMBINED DRAINAGE LAYOUT - RRN-BML-ERD-ZZ-DR-C-0501 P01 - DRAINAGE DETAILS - RRN-BML-ERD-ZZ-DR-C-0700 P02 - EXTERNAL SURFACES
21.	No part of the development shall commence until confirmation that a Traffic Regulation Order (TRO) providing the double yellow lines, as shown on plan ref: RRN-BML-XX-XX-DR-C-0101 Rev P03 approved as part of this application, is in force, has been submitted to and approved in writing by the Local Planning Authority.	Confirmation that TRO in force to be submitted for approval	Barnsley Marshall to provide additional guidance in respect of this	R&R Engineering / Barnsley Marshall	Actioned. Proposed double yellow lines replaced with Timber Knee Rail Fence to discourage Parking. Refer to dwgs – - RRN-BML-ERD-ZZ-DR-C-0101 P02 - GENERAL ARRANGEMENT.