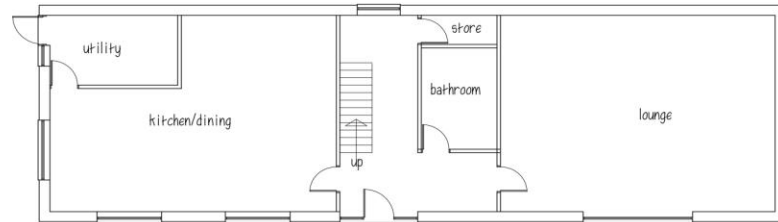


FIRST FLOOR



GROUND FLOOR

ROOF - marley modern grey tiles  
WALLS - natural course stone with  
art stone heads, cills & mullions

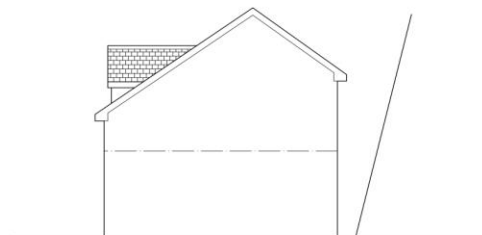


FRONT ELEVATION

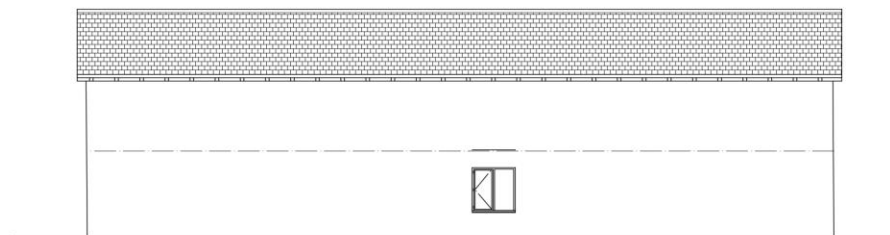


SIDE ELEVATION

stone corbels to  
gutter supports



SIDE ELEVATION



REAR ELEVATION

Mrs G MARKEY

PROPOSED DWELLING  
645 BARNSELEY RD.  
NEWMILLERDAM  
WAKEFIELD WF2 6QF

PLANS & ELEVATIONS

1:100@A2 DEC 22 Rev A

Peter Thompson

"Linwood"  
Barnsley Road  
Dodworth

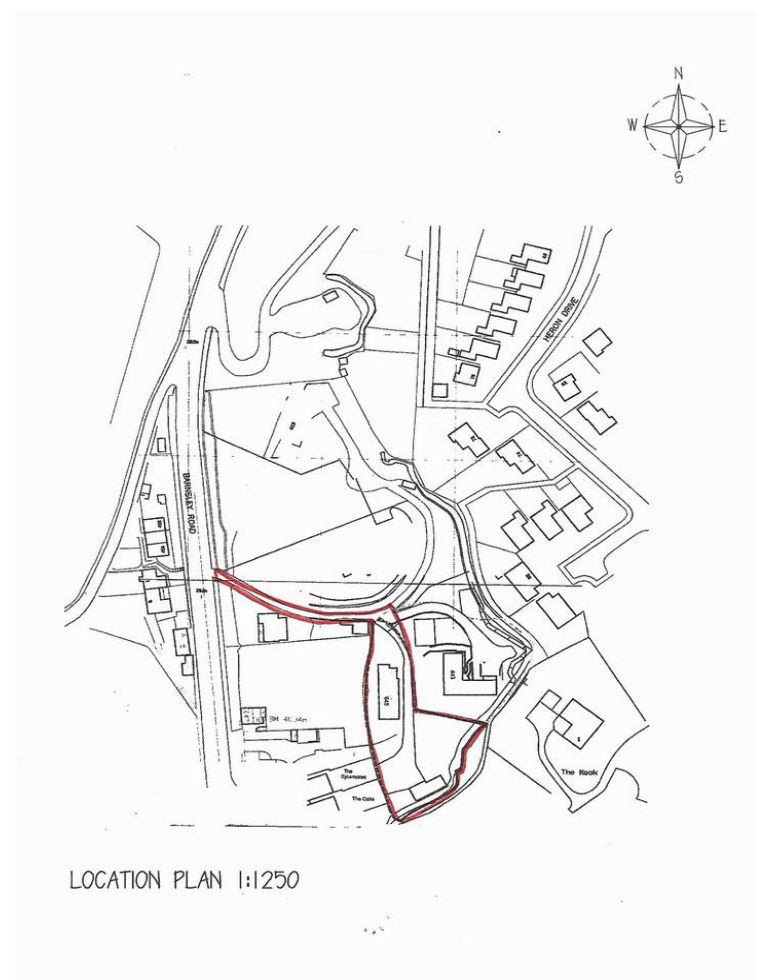
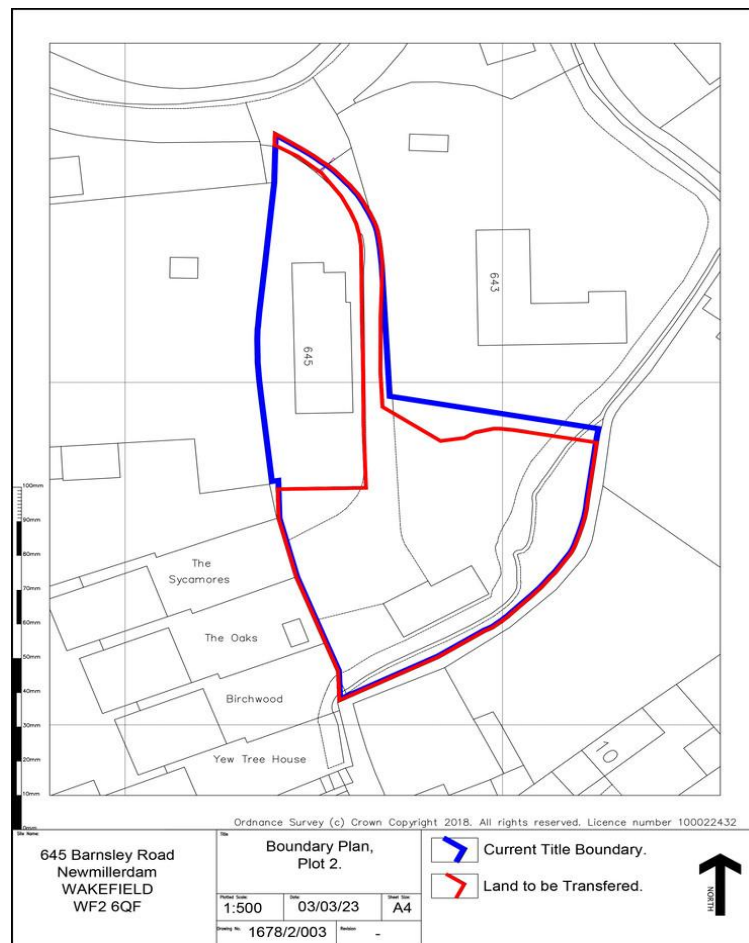
+ff. 01226 201391

Barnsley S75 3JR m. 07973251730  
e-mail peter-thompson@hotmail.co.uk



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Barnsley Road  
Newmillerdam, Wakefield



## Barnsley Road

### Newmillerdam, Wakefield

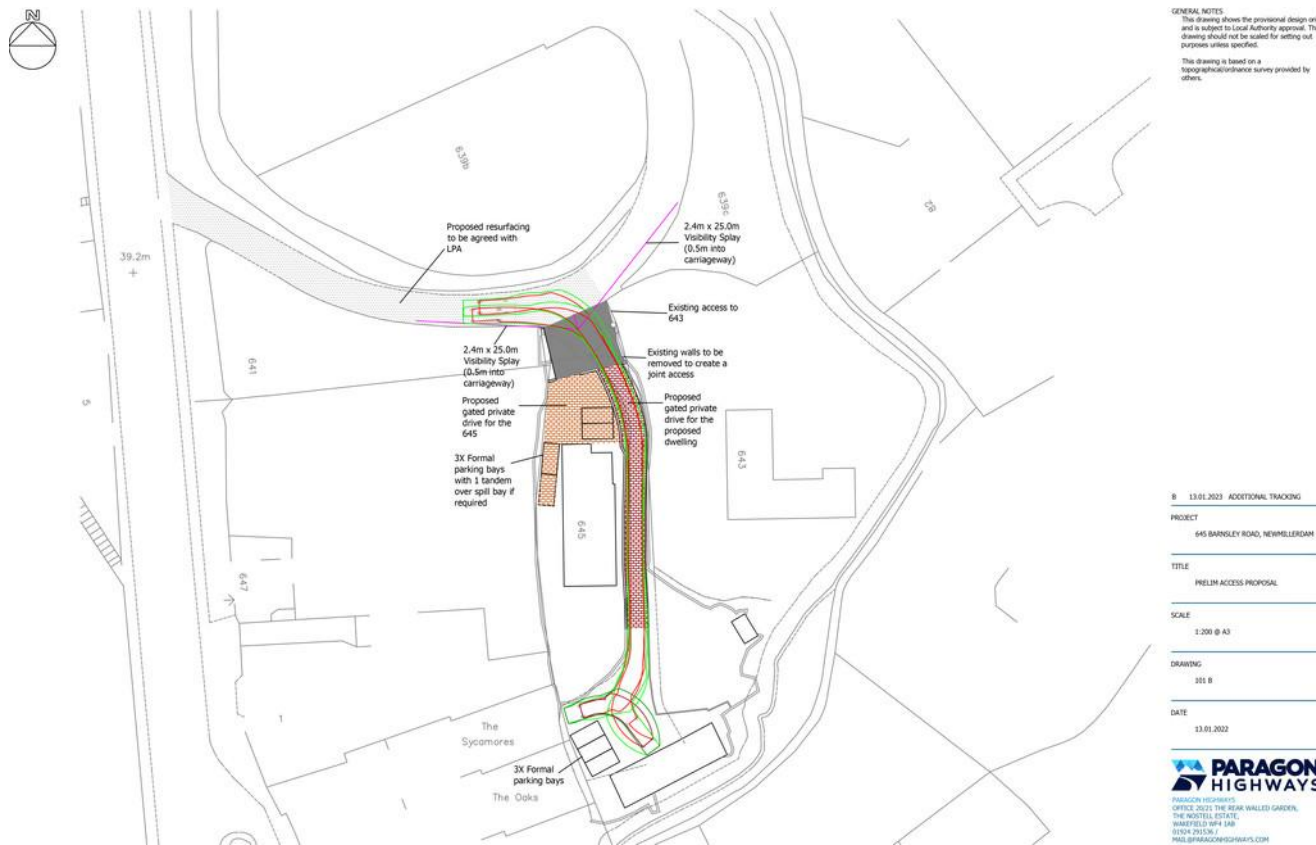
Offers In Region Of £425,000

TUCKED AWAY OFF THE MAIN ROAD IS THIS FABULOUS BUILDING PLOT FOR SALE. WITH OUTLINE PLANNING PERMISSION TO CONSTRUCT A TWO STOREY HOUSE OF APPROX. 2200 SQUARE FEET. THERE IS SCOPE UPON APPLYING FOR DETAILED PLANNING PERMISSION THAT THE SIZE OF THE PROPERTY COULD BE SIGNIFICANTLY EXTENDED TO OVER 3500 SQUARE FEET.

The generous plot which is very private is in a prime location in the much sought after Newmillerdam where it offers the buyer the opportunity to build their own grand design dream home.

The planning permission has been achieved through Wakefield Council, reference number 23/00075/FUL

There are numerous tax advantages in buying a plot to build your own home as you only pay the stamp duty on the price of the land and not the finished value of the house. In addition to this, if it is for your own occupation any VAT incurred in the build can be claimed back from the HM Inland Revenue. Tax laws can change and therefore any buyer should establish this for themselves prior to any commitment to purchase.



## WHAT3WORDS

///aside.masters.offstage

## AGENT NOTES

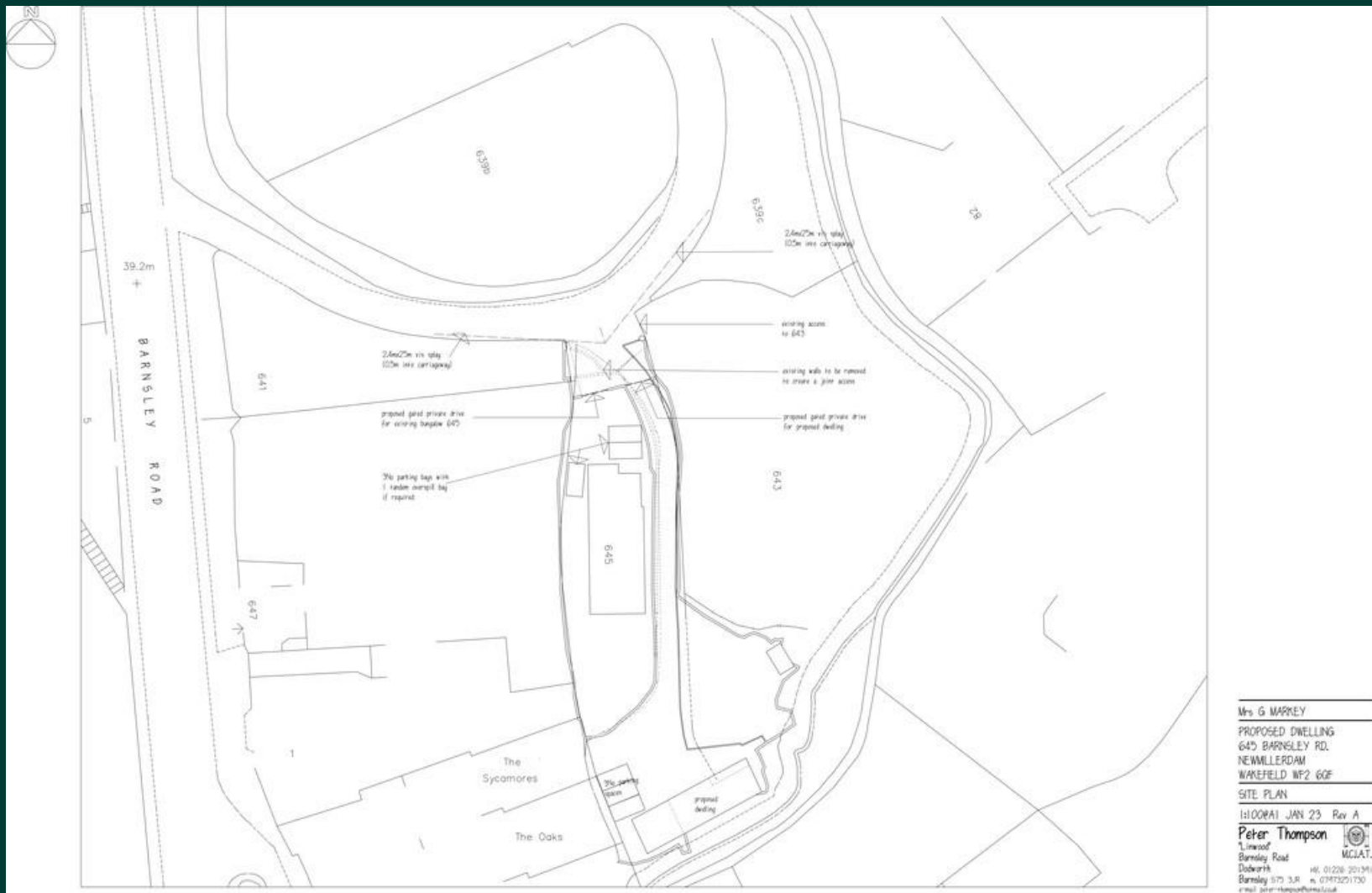
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 428 336** Email: [info@cornerstoneea.co.uk](mailto:info@cornerstoneea.co.uk) [www.yorkshiresfinest.org](http://www.yorkshiresfinest.org)



599 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
Telephone: **01484 428 336** Email: **info@cornerstoneea.co.uk** **www.yorkshiresfinest.org**



**Planning Services**

Application Number: 23/00075/FUL  
Date of Application: 16 January 2023  
Date Decision Issued: 16 March 2023

**Service Director for Planning and  
Strategic Highways:  
Bronwen Knight**  
Wakefield One  
PO Box 700  
Burton Street  
Wakefield  
WF1 2EB  
Typetalk calls welcome

Ms Gemma Markey  
c/o Mr Michael Townsend  
Townsend Planning Consultants  
PO Box 788  
Wakefield  
WF1 9UX

**Town and Country Planning Act 1990 (as amended)  
Town and Country Planning (Development Management Procedure) (England) Order  
2015**

**Grant of Planning Permission**

**Description and Location of Application**

demolition of existing outbuilding, erection of detached dwelling with associated access alterations

at: Craig Nook 645 Barnsley Road Newmillerdam Wakefield WF2 6QF

**Particulars of Decision**

Planning permission granted. Permission is granted for the development in accordance with the plans and specifications hereby approved subject to the following condition(s) and reason(s) if any:-

1. The development hereby permitted shall be begun within three years of the date of this permission.  
Reason : Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out strictly in accordance with the following approved plans as listed below and at the end of this decision notice unless required otherwise by this decision or its attached conditions:

Prelim access proposal (drawing no 101 rev B);  
Plans and elevations (rev A);  
Site plan (rev A);  
Location and site plans (rev B).

Reason: For the avoidance of doubt as to what is authorised by this permission and in accordance with the National Planning Practice Guidance (Use of Planning Conditions, paragraph 022).

3. Development (including demolition, construction, engineering and/or other operations) including works for site investigation and site preparation approved by this permission shall not commence until washing equipment for cleaning the wheels and undersides of vehicles has been provided on site to prevent mud and debris being deposited onto the highway. The washing equipment shall be fully operational and shall be used to clean all vehicles to ensure that they are free from mud and debris before they leave the site at all times during the carrying out of such works until its completion. Any mud or debris from the site which is deposited on to the highway during this period of works shall be removed immediately.

Reason: A pre-commencement condition is required in the interests of highway safety and to accord with policy D14 of the Council's Local Development Framework Development Policies Document.

4. No development shall commence (EXCLUDING DEMOLITION) until;

a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;

b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Reason: The undertaking of remedial measures, prior to the commencement of development, is considered to be necessary. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

5. Development shall not commence until a remediation strategy and verification plan that includes the following components to mitigate the risks associated with contamination of the site has been submitted to and approved, in writing, by the Local Planning Authority:

I. A site investigation scheme to include a ground gas risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

II. The results of the site investigation and the detailed risk assessment referred to in (I) and, based on these, an options appraisal, remediation strategy and verification plan giving full details of the remediation measures required and how they are to be undertaken.

The approved remediation measures must be carried out in accordance with the approved strategy prior to the commencement of any development other than that required to carry out the approved remediation. Any changes to the components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: A pre-commencement condition is required to ensure that risks from ground gases and land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS10 & D22 of the Local Development Plan.

6. No part of the development hereby approved shall be occupied or brought into use until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation has been submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

Reason: To ensure that risks from ground gases and land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS10 & D22 of the Local Development Plan.

7. Prior to the occupation of the development, or it being taken into beneficial use, 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 the Local Planning Authority for approval in writing. 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: The undertaking of remedial measures is considered to be necessary. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

8. If, during development, contamination not previously identified is found to be present at the site then works shall cease and no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy has been submitted to and approved in writing by the Local



Planning Authority detailing how this unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from ground gases and land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS10 & D22 of the Local Development Plan.

9. No part of the development hereby approved shall be occupied or brought into use until either:

I. a scheme demonstrating how suitable 'basic' radon gas protection measures will be installed has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied or brought into use until the approved gas protection measures have been installed which shall thereafter be retained and maintained for the lifetime of the development; or

II. a suitable Radon Report is submitted to the Local Planning Authority for written approval that advises that radon protection measures are not required within the development and the Local Planning Authority has confirmed acceptance of the report and its findings in writing.

Reason: To ensure that risks from ground gases and land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy CS10 & D22 of the Local Development Plan.

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting that Order) no doors, windows or any other openings shall be created in the western side elevation of the dwelling hereby approved.

Reason: In the interests of the amenity of the occupiers of neighbouring properties in accordance with policy D9 of the Local Development Framework Development Policies Document and the advice contained within the Residential Design Guide.

11. The external walls and roofing materials of the dwelling hereby approved shall be constructed using the materials detailed in the submitted documents, namely:

Roof: marley modern grey tiles;  
Walls: natural course stone with art stone heads, cills and mullions.

Reason : In the interests of amenity and to accord with the requirements of Local Development Framework Development Policy D9 and D18 and the NPPF.

12. The development hereby approved shall not be brought into use until an integrated bat box and an integrated bird box have been installed on the building. The boxes shall thereafter be retained for the lifetime of the development.

Reason: To ensure the provision of adequate means of ecological habitat/species protection and enhancement in the interests of amenity, in accordance with Policy D6 of the Local Development Framework.

13. The development shall not be brought into use until all areas indicated on to be used for vehicles and pedestrians on the approved plans have been laid out with a hardened, sealed, and drained surface. Provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. Should permeable or porous surfacing be intended to be used the development shall not be brought into use until a scheme has been submitted to, and approved in writing by the Local Planning Authority, which details the intended surfacing to areas for vehicles and pedestrians. The scheme shall be implemented in accordance with the surfacing approved by this condition and thereafter retained and maintained.

Reason: In the interests of access and highway safety to accord with policy D14 of the Council's adopted Local Development Framework Development Policies Document, policy CS4 of the Council's adopted Local Development Framework Core Strategy and the National Planning Policy Framework.

14. The dwelling hereby approved shall not be occupied until a scheme detailing soft and hard landscaping, including tree planting, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the phasing of the landscaping and planting. The works comprising the approved scheme shall be implemented in accordance with the approved phasing. The approved landscaping scheme shall, from its completion, be maintained for a period of five years. If, within this period, any tree, shrub or hedge shall die, become diseased or be removed, it shall be replaced with others of similar size and species.

Reason : In the interests of providing some biodiversity net gain on the application site and to enhance biodiversity at the site in accordance with Chapter 15 of the National Planning Policy Framework and to ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and to accord with policy D9 of the adopted Development Policies Document.

15. Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing the boundary treatment of the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the works comprising the approved scheme have been completed. The boundary treatment comprising the approved scheme shall thereafter be retained.

Reason: In the interests of amenity in accordance with policy D9 of the Local Development Framework Development Policies Document and the guidance contained within the Residential Design Guide.

**This decision is based on the following plan(s):-**

Plan Type	Reference	Version	Date Received
Drawing	LOCATION AND SITE PLANS	REV B	02.03.2023
Application Form			16.01.2023
Drawing	Prelim access	645 101B	16.01.2023
Drawing	Location plan		16.01.2023
Drawing	Plans and elevations	2022 A	16.01.2023
Drawing	Site plan A	2022 A	16.01.2023
CIL Additional Information Form			16.01.2023
Planning Statement			16.01.2023
Highways/Transport Documentation			16.01.2023
Applicant/Agent Letter			16.01.2023

**Community Infrastructure Levy**

The approved development is liable to pay the Community Infrastructure Levy (CIL). CIL becomes payable following the commencement of the development, and you will be required to take further action before commencing. The Council will issue you with a CIL Liability Notice detailing the CIL charge shortly. If you have not assumed liability for CIL, you should do this as soon as possible and prior to commencement (financial penalties can be applied for not assuming liability to pay CIL). In most cases, planning permission first permits development for CIL purposes as at the date of this notice (there are some exceptions, however.) **Before development commences** (this includes the demolition of any existing buildings on site) **you must submit a valid CIL Commencement Notice to the Council**. Failure to do so may result in the loss of any CIL relief granted (e.g. Self-Build) and the imposition of financial surcharges. More information on CIL is available at: - [www.wakefield.gov.uk/cil](http://www.wakefield.gov.uk/cil). For any queries please contact the CIL officer on 01924 306398, or email [cil@wakefield.gov.uk](mailto:cil@wakefield.gov.uk).

**Notes**

The responsibility to have [i] a suitable and competent survey of any asbestos containing materials  
[ACMs] in any existing buildings/structures to be demolished or refurbished; and [ii] to safely  
remove any ACMs prior to demolition or refurbishment lies with the  
owner/applicant/developer of  
the site. All work should comply with the Control of Asbestos Regulations (CAR)  
2012 and the  
Health & Safety at Work Act 1974.

Bats may sometimes be encountered in roofs. All species of bats and their habitat are fully protected under Section 9 of the 1981 Wildlife and Countryside Act and Habitats Directive. Under Section 9 of the Act it is an offence to A) Kill, injure or take a bat. B) Destroy a place

where they live or breed. C) Damage one of the above places. D) Disturb a bat. It is recommended that works proceed with caution and that works be stopped and Natural England contacted immediately should any bats or evidence of bats be found.

The applicant and any future developer should be aware that the development site is located within a Badger Alert Zone. There is therefore the potential for Badger activity to be discovered on site during construction. Badgers are a protected species and should any activity be discovered during construction all works must cease and advice must be obtained from a licensed ecologist.

The Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the NPPF.

The applicant is advised that this permission does not authorise excavations within or abutting the public highway. If any such works are required in connection with this permission, the PRIOR APPROVAL of the Council is required as Highway Authority. Works to the public highway undertaken without the necessary approval would be an unlawful interference with the public highway in respect of which, legal action may be taken under the Highway Act 1980 and related statutes.

The applicant is advised that, even if no building work is proposed, approval may also be required under Building Regulations. The advice of the Building Control Service should be sought before the use commences. If any amendments are proposed to the drawings approved herewith when making application under the Building Regulations, a note to that effect should be made on the revised drawings.

Please refer to the accompanying Statutory Provisions and Notes, which form part of this Notice.

**Service Director for Planning**

*B. Knight*

## FURTHER INFORMATION

Now that your application has been determined, this information sheet is intended to inform you of your options.

**If you wish to talk to someone about your application, please contact Development Control and quote your Application Number: 0345 8 506 506 or [devcontrol@wakefield.gov.uk](mailto:devcontrol@wakefield.gov.uk)**

### GRANTED

If your application has been granted, please be aware that the following may apply to you.

#### TIMESCALES

- If you do not begin the development within the period specified on your decision notice, the permission will lapse.
- If the development is begun but not completed we can, in certain circumstances, require that it is completed within a specified period.

#### CONDITIONS

If your application has been granted subject to conditions you may be required to submit information to discharge of conditions these conditions. Some conditions must be discharged before development can commence.

The form for discharge of condition applications can be found using the following link [https://ecab.planningportal.co.uk/uploads/appPDF/X4725Form027\\_england\\_en.pdf](https://ecab.planningportal.co.uk/uploads/appPDF/X4725Form027_england_en.pdf) a fee will also be payable.

#### OTHER CONSENTS

This is only a Planning Permission; it does not necessarily mean you can start your development. You must also assess the impact of the following on your development:

- It may be necessary to obtain approval under the Building Regulations. This is handled by our Building Control Department.
- This permission does not entitle you to obstruct a Right of Way. If you need to stop up or divert a footpath or bridleway to enable you to carry out the development you should contact our Public Rights of Way office.
- Any applications for Council grants towards the costs of the development will need to be approved before work starts.
- Your development may come under the jurisdiction of two different pieces of Civil Legislation: the Party Wall Act and Right to Light: see the MHCLG website for more information
- If your development requires you to alter any existing utilities (Drainage, Water, Electricity, Gas, Phone, Cable, etc.) then you will need to liaise with the appropriate organisation.

**Do not start your development until you have all the applicable consents**

#### GROUND STABILITY

- This Planning Permission does not constitute any guarantee as to the stability of the site.

### GRANTED WITH CONDITIONS, SPLIT DECISION OR REFUSAL

If your application has been refused, in part or in full, or if there are conditions attached to the grant, then you may wish to consider making a resubmission or an appeal.

## APPEALS

If you are aggrieved by this decision, then you may be able to make an appeal. Appeals in England and Wales are handled (on behalf of the Secretary of State for the Ministry of Housing, Communities and Local Government) by the Planning Inspectorate in Bristol.

There are strict time limits on when Appeals can be made and you are urged to visit <https://www.gov.uk/appeal-planning-decision>. Alternatively information about all aspects of the Appeal Process are available from the Planning Inspectorate, and the Planning Portal.

## INFORMATION

### BUILDING CONTROL

01924 306557

[buildingcontrol@wakefield.gov.uk](mailto:buildingcontrol@wakefield.gov.uk)

[www.wakefield.gov.uk/Planning/BuildingControl](http://www.wakefield.gov.uk/Planning/BuildingControl)

### PUBLIC RIGHTS OF WAY

0345 8 506 506

[prowteam@wakefield.gov.uk](mailto:prowteam@wakefield.gov.uk)

[www.wakefield.gov.uk/CultureAndLeisure/ParksAndOpenSpaces/Footpaths/default.htm](http://www.wakefield.gov.uk/CultureAndLeisure/ParksAndOpenSpaces/Footpaths/default.htm)

### PLANNING INSPECTORATE

<https://www.gov.uk/government/organisations/planning-inspectorate>

The Planning Inspectorate,  
Temple Quay House,  
2 The Square, Temple Quay,  
Bristol BS1 6PN

### PLANNING PORTAL

The Planning Portal is the UK Government's online planning and building regulations resource. Use this site to learn about planning and building regulations, and appeal against a decision and research government policy.

[www.planningportal.co.uk](http://www.planningportal.co.uk)

### MHCLG (MINISTRY OF HOUSING, COMMUNITIES AND LOCAL GOVERNMENT)

MHCLG is the central Government Department responsible for planning policy and building regulations.

<https://www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government>