



Conrad Energy Limited
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Barnsley Metropolitan Borough Council
Planning and Transportation Services
PO Box 604
Barnsley
South Yorkshire
S70 9FE

Date: 13th March 2019
Your reference: 2016/0713
Planning portal reference:

Dear Sir / Madam

Re. Application to Discharge Planning Conditions pursuant to Planning Application Reference 2016/0713. Unit C, Land at Capitol Parkm Capitol Close, Dodworth, Barnsley

Conrad Energy Limited have entered into a lease for Unit C at the above Commercial Premises and as such are writing to discharge the pre-occupation planning conditions which relate to this unit. These conditions are as follows.

20. Prior to the occupation of the development a draft Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall indicate measures that will be put in place to encourage travel by modes other than the private car, and allow for regular reporting and monitoring to be undertaken. Subsequently, within six months of the site becoming operational, a detailed travel plan shall be submitted to the Local Planning Authority and once approved, it shall be fully implemented and retained as such thereafter.

Reason: In the interest of promoting use of public transport, in accordance with Core Strategy Policy CSP 25.

21 Prior to the occupation of the development full details of bin storage and recycling facilities shall be submitted to the Local Planning Authority for consideration. The facilities shall be provided in accordance with the approved details prior to the occupation of any of the units and retained as such thereafter.

Reason: In the interests of visual amenity and in accordance with Joint Waste Strategy Policy WCS7.



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31. Within six months of the site becoming operational, a detailed travel plan, including monitoring and implementation, shall be submitted to the Local Planning Authority and once approved shall be fully implemented.

Reason: In the interests of sustainable development and in accordance with Core Strategy Policy CSP 25.

Condition 20 and 31.

Barnsley Metropolitan Borough Council's validation requirements for travel plans for B8 use is a Ground floor Area of 5,000sqm and above. Unit C falls below this at 1,395sqm which is below threshold for requiring a travel plan. The draft transport assessment submitted to partially discharge condition 20 states a GFA of 6,503sqm which covers the entire development.

Conrad Energy Limited have leased Unit C to use as a storage for Gas Engines. There will be approximately 50 engines stored at the warehouse for approximately 3 years. Each engine will require 2 traffic movements during the three year timeframe, one to deliver it to the warehouse and one to remove it for installation. There will therefore be a total of approximately 100 traffic movements over the three year period associated with the storage of the Gas Engines.

The site will also be used as occasional office space for up to 4 of Conrad Energy's staff. There will be one full time member of staff based at the unit. The other 3 staff are site-based around 75% of the time and therefore the unit will act as an office only around 25% of the time, resulting in only approximately 35 vehicle movements per week associated with staff. Working hours are also likely to be outside of normal peak travel hours as the construction staff often work half-days from the office with site visits in the mornings or afternoons.

Due to the irregular times and infrequent nature of the visits to Unit C, there is limited scope to influence the travel behaviour of the employees. However, we propose to implement some sustainable travel measures including:

- Providing public transport information and maps of walking any cycling routes to the site on a noticeboard in a communal area,
- Provide an electric vehicle charging point,
- Encourage lift sharing,
- Provide travel information packs to all staff,
- Provide visitors with similar information,
- Provide a bicycle storage for people who cycle to work



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If any future staff are required to be based at this site, Conrad will seek to employ local people and encourage these staff to commute via walking, cycling and public transport.

Conrad Energy will also monitor the actual traffic movements during the first 6 months of occupation of Unit C, and provide a report to the LPA on the number of traffic movements during this period.

If the monitoring of the actual trip numbers is significantly higher than expected, Conrad Energy will at that point review the travel planning measures and make amendments where practical.

Condition 21.

Due to the low numbers of staff occupying the site, it is proposed that domestic style wheelie-bins are provided for general waste and recycling for Unit C. The bins will be stored inside the warehouse for easy access by staff and wheeled out to outside of the gates on collection day, and collected the following day. The following items will be collected every 2 weeks:

- Plastic bottles
- Paper
- Cardboard
- Cans
- General waste.

If you have any further queries or would like to discuss this application any further, please do not hesitate to contact me.

Kind regards

Victoria Saunders

Compliance Manager

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