



JohnsonMowat

Planning & Development Consultants

FAO Elaine Ward

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Telephone
Email

Our ref.
Your ref. 2019/1573

7 November 2022

Submitted via Planning Portal only

Dear Ms Ward

PLANNING PERMISSION REF. 2019/1573
"GATEWAY 36" EMPLOYMENT DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND
APPLICATION FOR DISCHARGE OF CONDITION 45
PLANNING PORTAL REF. PP- 11596769

Please find enclosed application, submitted on behalf of Harworth Group, to seek discharge of the following condition of hybrid planning permission ref. 2019/1573 for employment development.

The submission comprises the following plans:

Condition	Submitted Material
45 - Transpennine Trail signage	334-UW-P-026 Rev A - TPT Links and Signage

I trust that the above document satisfies the requirements of this condition and will allow it to be discharged without delay.

If you have any queries or there are any matters that it would assist to discuss further, then please contact me by email or by the telephone number above. Otherwise, I would be grateful to receive confirmation of the validation of this application and the target date for determination.

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Yours sincerely



Hamish Robertshaw
Director

Enc.

cc. Harworth Group

Condition 45

Condition 45 of planning permission 2019/1573 regarding Transpennine Trail signage states:

Prior to occupation of any building a scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall detail the design, number and location of signs and links to the TransPennine Trail for pedestrians and other users. The agreed scheme shall thereafter be implemented in full.

Explanatory Notes

The submitted drawing ref. 334-UW-P-026 Rev A satisfies the requirements of the above condition by providing the design, number and location of signs and links to the TransPennine Trail.

The signage to be provided is located within the development site (i.e. there is no requirement or proposal for off-site signage provision). The signage locations are specifically chosen to direct users to the nearest points of the Transpennine Trail both north and southwest of the development site.

The signage design and specification are consistent with the advice/requirements of the Council's rights of way officer (as previously advised).

The detail of the signage clearly indicates the direction and distance to the Transpennine Trail. Links are provided via the on-site path network which has already been approved. Beyond the site, users shall follow the existing public right of way network to the Transpennine Trail.