



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

J Fisher
Johnson Mowatt Planning Ltd
Coronet House
Queen St
Leeds
LS1 2TW

My Ref: 2023/0017 & 2019/1573
Your Ref:
Date: 04/09/2024
Enquiries Elaine Ward
Direct Dial: 01226 774731
E-Mail: elaineward@barnsley.gov.uk

Dear Joe

Details of 22 (common landscaping areas) of 2019/1573 for the Phase 2 site - Hybrid planning application for a development up to 103,086sqm of employment uses (use classes B1/B2 and B8) and associated works including access roads, drainage and landscaping, a) Outline seeking approval over means of access and scale across 2 development plots (plots 2&3) of up to 71,515sqm floorspace; and b) full application for the development of plot 1 (31,571 sqm floorspace for use B8), associated earthworks and creation of access points including new roundabout to link with Hoyland south Masterplan Area (Local Plan references HS68, HS65, HS61, HS58, HS6, SL5)

Unit 4 (formerly Plot 8), Gateway 36, Development Phase 2 Site, Land South of Dearne Valley Parkway, Hoyland, Barnsley

I refer to the discharge of condition application relating to referenced above and to the documents submitted in support:

Landscape Masterplan ref. 334-UW-P-004 REV J
Landscape Mitigation Plan ref. 334-UW-P-030 REV E
Landscape Site Plan ref. 334-UW-P-031 REV E
Planting Plan ref. 334-UW-P-032 REV D
Landscape Environmental Management Plan for Phase 2B ref. 334-UW-P REV C
Habitat Creation, Biodiversity Mitigation and Enhancement Scheme G36 Unit 4 REV B

The plans have been inspected by the Council Planning Ecologist who has confirmed the proposals are satisfactory.

The Highways Development Control Group Leader has confirmed that the composition of the mown grass area specified as GreenTech-John

**CUSTOMER
SERVICE
EXCELLENCE**



Chambers Grass Seed Utility within the visibility splays now matches that of the S 38 drawings and the plans are now satisfactory.

As a result I am pleased to confirm that **Condition 22 can be discharged for the Phase 2 only.**

Yours sincerely

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line.

For and on behalf of:
Garry Hildersley
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement