

FAO James Hyde
Development Management
Barnsley Council
Westgate
Barnsley
S70 9FE

Email william.steel@cushwake.com
Direct +44 (0)113 233 7467
Mobile +44 (0)7710 965908

Your Ref
Our Ref 150X8100

ONLINE SUBMISSION ONLY

31st March 2017

REF. PP-05944569

Dear James,

Discharge of Conditions of Planning Permissions ref. 2015/1118 and ref. 2015/0954.

“Unit 5 Gateway 36 Phase 1” site, north of Dearne Valley Parkway, Hoyland

Please find enclosed material submitted to discharge the following planning condition pursuant to the planning permissions for development of Unit 5 at the Gateway 36 Phase 1 site.

Planning permission ref.	Condition number	Condition subject
2015/1118 (Outline ref. 2014/1055 as amended by Section 73 approval).	15	Highways Condition Survey
	22	Ground Conditions
	27	BREEAM Very Good Certificate
2015/0954 (Reserved Matters)	4	Low Energy Facilities Installation

This letter sets out the plans and documents comprising this submission and describes how this satisfies the planning conditions.

Condition 15 of 2015/1118 Highways Condition Survey (in part, to discharge for Unit 5 in full)

Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

Please find enclosed the following material to satisfy the requirements of this condition:

- E-mail from Senior Engineer (Design and Transportation, Barnsley MBC) confirming that remedial works to the highway will not be necessary.

Condition 22 of 2015/1118 Ground Contamination and Remediation (in part, to discharge for Unit 5 in full)

The development hereby approved shall be carried out in accordance with the recommendations detailed within section 8.2.2 of the Geo-environmental Site Assessment Report (October 2013, prepared by RSK Environmental Ltd), the findings shall be documented within a report which shall be submitted in writing for approval by the Local Planning Authority. Should further ground work investigations or mitigation work be agreed this shall be completed in accordance with a timetable to be agreed in writing with the Local Planning Authority.

Please find enclosed the following material to satisfy the requirements of this condition:

- E-mail confirming compliance with section 8.2.2 of the Geo-environmental Site Assessment Report (October 2013, prepared by RSK Environmental Ltd.).

Condition 27 of 2015/1118 BREEAM Very Good Certificate (Design Stage) (in part, to discharge for Unit 5 in full)

Details shall accompany the reserved matters of a scheme to reduce the developments carbon dioxide emissions by at least 15% by using decentralised, renewable or low carbon energy sources or other appropriate design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that at least a 15% reduction in carbon dioxide emissions has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a 15% reduction in carbon dioxide emissions, full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in accordance with the approved timetable and all the approved measures shall be retained as operational thereafter.

Please find enclosed the following material to satisfy the requirements of this condition:

- BREEAM Very Good Certificate (Design Stage).

This document certifies that the development has achieved a rating of BREEAM Very Good at the design stage. The relevant design aspects have now been implemented, and thus it is anticipated that the development complies with the BREEAM requirements assessed at the design stage. A BREEAM post completion assessment has been commissioned, and a post completion certificate is expected shortly.

Condition 4 of 2015/0954 Low Energy Facilities Installation

Prior to the occupation of the building written confirmation shall be issued to the Local Planning Authority confirming full compliance of the installation of the low energy facilities detailed within the Carbon Reduction Report prepared by Award Energy Consultants (July 2015). In the event that there is a variance to the approved details within the report full details of such proposals shall be submitted to and approved in writing by the Local Planning Authority, the approved measures shall be retained as operational thereafter.

Please find enclosed the following material to satisfy the requirements of this condition:

- A document including photographs to show the installation of the low energy facilities, in compliance with the details of the Carbon Reduction Report prepared by Award Energy Consultants (July 2015).
- E-mail providing written confirmation of full compliance in terms of the level of renewable energy generation.

Planning Application Fee

Payment of the planning application fee of £97 has been made directly by Harworth to the Council.

Next Steps

We look forward to receiving confirmation of validation of this submission shortly and would be grateful to receive confirmation of the discharge of these conditions as soon as possible.

We will liaise with the case officer for the application to seek a letter from the Council to confirm that all pre-commencement and pre-occupation conditions have been discharged, if/when the aforementioned conditions have been discharged as part of this application.

Should you have any queries or wish to discuss the above, then please do not hesitate to contact me.

Yours faithfully



William Steel
Consultant – Planning

Cc. David Travis – Harworth

Enc.