

FAO Elaine Ward

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Telephone  
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Our ref.  
Your ref. 2021/1691

12 June 2023

**Submitted via Planning Portal only**

Dear Ms Ward

**PLANNING PERMISSION REF. 2021/1691**  
**"GATEWAY 36" PHASE 3 DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND**  
**APPLICATION TO DISCHARGE PLANNING CONDITIONS**  
**PLANNING PORTAL REF. PP-12221815**

Please find enclosed application, submitted on behalf of Glencar Construction Ltd, for discharge of the following conditions of outline planning permission ref. 2021/1691 for development of the Gateway 36 Phase 3 site.

The submission comprises the following plans and documents:

Condition	Submitted Material
6 (paths)	<ul style="list-style-type: none"> <li>G1144-FRH-XX-XX-DR-C-02011_Proposed External Pavement Layout Plan_C04</li> <li>G1144-FRH-XX-XX-DR-C-02012_External Works Construction Details Sheet 3_C03</li> <li>Implementation timetable appended to this letter</li> </ul>
8 (external lighting)	<ul style="list-style-type: none"> <li>G1144-GBS-ZZ-ZZ-DR-E-63001_External Lighting Layout Sheet 1_C01_0</li> <li>G1144-GBS-ZZ-ZZ-DR-E-63002_External Lighting Layout Sheet 2_C01_0</li> <li>G1144-GBS-ZZ-ZZ-TS-E-00003_External Lighting Technical Submission_S3_P01</li> <li>Lighting lux P155_020223_E1</li> </ul>

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13 (planting)	<ul style="list-style-type: none"> <li>• 441-UW-C-005-Planting Plan- In Season</li> <li>• Implementation timetable appended to this letter</li> </ul>
14 (pond safety)	<ul style="list-style-type: none"> <li>• G1144-UMC-ZZ-XX-DR-A-00706_Pond - Safety Measures - P03</li> <li>• G1144-FRH-XX-RP-C-0001 - R1.0 - Drainage Maintenance and Management Plan</li> <li>• Implementation timetable appended to this letter</li> </ul>

Please see also the explanatory notes appended to this letter, which also include confirmatory statements in relation to conditions 7 and 9.

This application seeks partial discharge of the above conditions in relation to the Phase 3 part of the site only (i.e. north of the Dearne Valley Parkway).

I trust that this submission satisfies the requirements of these conditions and will allow them to be formally discharged for the applicable phase / area of the site.

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.

Yours sincerely

**Hamish Robertshaw**  
Director

Enc.

cc. Glencar  
Firethorn Trust

## Condition 6 – Paths

Condition 6 of planning permission reference 2021/1691 states:

*Upon commencement of development the detailed construction specifications and implementation timescales of all footpaths/multi user routes/bridleways shown on the approved plans for this phase shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the footpaths/multi user routes/bridleways shall be constructed and maintained in accordance with the approved details and timescales.*

The following drawings provide the detailed construction specifications of all footpaths/multi user routes/bridleways within the Gateway 36 Phase 3 site, which remains in conformity to the approved Site Finishes Plan.

- G1144-FRH-XX-XX-DR-C-02011\_Proposed External Pavement Layout Plan\_C04
- G1144-FRH-XX-XX-DR-C-02012\_External Works Construction Details Sheet 3\_C03

The paths shall be constructed in the following timescale:

Date	Works
By end August 2023	<ul style="list-style-type: none"> <li>• Construction of all footpaths/multi user routes/bridleways</li> </ul>

## **Condition 8 – External Lighting**

Condition 8 of planning permission reference 2021/1691 states:

*Prior to the occupation of the building hereby approved full details of permanent external lighting shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, orientation, angle, and luminance of the lighting including lux levels plans and shall be designed to ensure light pollution does not affect residential amenity or harm wildlife. The approved details shall be implemented on each plot prior to occupation of the building of the use and retained as such thereafter.*

The following drawings and technical note provide full details of the proposed layout and specification of external lighting at the site.

- G1144-GBS-ZZ-ZZ-DR-E-63001\_External Lighting Layout Sheet 1\_ C01\_0
- G1144-GBS-ZZ-ZZ-DR-E-63002\_External Lighting Layout Sheet 2\_ C01\_0
- G1144-GBS-ZZ-ZZ-TS-E-00003\_External Lighting Technical Submission\_S3\_P01
- Lighting lux P155\_020223\_E1

Please note that the above drawings and details have also been submitted by separate application to discharge condition 46 of the corresponding outline planning permission (ref. 2019/1573) in relation to this phase of the development.

### **Condition 7 – Electric Vehicle Charge Points**

Condition 7 of planning permission reference 2021/1691 states:

*No building hereby approved shall be occupied prior to the installation of Electric Vehicle Charge Points in accordance with plan referenced Site Layout ref. 21049\_P0601 rev.G and meeting the minimum specification of "mode 3" 7 kW 32 amp, or alternative in accordance with an Electric Vehicle Charge Point and Infrastructure Strategy scheme submitted to and approved by the local planning authority.*

### **Confirmation of conformity to stated specification:**

Glencar Construction confirms that there are no changes to the vehicle charging points from that shown on the approved Site Layout plan ref. 21049\_P0601 rev.G, which is for the provision of 32no. EV charging spaces by 16no. charging pedestals (each with 2x Type 2 charging sockets).

The specification of the charging pedestals is to be "mode 3" 7.4 kW 32 amp per socket as required by the above condition. Accordingly, no submission or approval is required pursuant to this condition.

**Condition 9 – Car Park Visibility Splays**

Condition 9 of planning permission reference 2021/1691 states:

*Prior to the first occupation of the building hereby permitted visibility splays shall be provided in full accordance with the details indicated on the approved plan Car Park Visibility Splays ref. 22022IN.02. The splay shall thereafter be maintained at all times free from any obstruction exceeding 900mm above the level of the adjacent highway carriageway.*

**Confirmation of conformity to stated specification:**

Glencar Construction confirms that visibility splays in full accordance with the details indicated on the approved plan Car Park Visibility Splays ref. 22022IN.0 shall be provided prior to first occupation of the premises.

### Condition 13 – Planting

Condition 13 of planning permission reference 2021/1691 states:

*All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales and managed in accordance with Landscape and Ecological Management Plan ref. 441-UW-P-LEMP rev.D*

### Planting and Seeding Timetable

It is proposed that all planting shall be undertaken in the optimum recommended season following completion of precursor construction and engineering works as shown on the following drawing and set out in the timetable below:

- 441-UW-C-005-Planting Plan- In Season

Date	Planting Type
July/August 2023	<ul style="list-style-type: none"> <li>• Meadow mix</li> <li>• Wetland planting reedbed mix</li> <li>• Ornamental planting</li> <li>• Mown grass</li> </ul>
November 2023	<ul style="list-style-type: none"> <li>• Woodland mix</li> <li>• Scrub mix</li> <li>• Formal hedging</li> <li>• Hedgerow</li> </ul>

Following planting, the landscaped areas shall be managed in accordance with Landscape and Ecological Management Plan ref. 441-UW-P-LEMP rev.D.

#### Condition 14 – Pond Safety Measures

Condition 14 of planning permission reference 2021/1691 states:

*Upon commencement of the development, a scheme for the provision of Pond safety measures shall be submitted to and approved in writing by the Local Planning for approval. The scheme may include (but not be limited to) measures such as ring buoy or other flotation aid and/or signage to the permanent wet pond area. The scheme shall detail:*

- a) safety measures to be installed,*
- b) a timescale for their installation,*
- c) plan detailing the location of the measures, and*
- d) arrangements for regular inspection and maintenance*

*Thereafter the approved safety measures shall be maintained for the duration of the development.*

The following drawing and maintenance schedule provide full details of the safety measures proposed to be installed in relation to the surface water drainage attenuation feature (SUDS pond) on site.

- G1144-UMC-ZZ-XX-DR-A-00706\_Pond - Safety Measures - P03
- G1144-FRH-XX-RP-C-0001 - R1.0 - Drainage Maintenance and Management Plan

These features shall be installed in the following timescale:

Date	Works
By end August 2023	<ul style="list-style-type: none"> <li>• Installation of pond safety measures</li> </ul>