



**BARNSELEY**  
Metropolitan Borough Council

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**Growth and Sustainability  
Regeneration and Culture  
Planning and Building Control  
Westgate Plaza  
PO Box 634, Barnsley, S70 9GG  
Head of Service: Garry Hildersley**

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Mrs Miranda Bell (CDP)  
Marshall House  
Huddersfield Road  
Elland  
HX5 9BW

LPA Ref: 2025/0165  
Your Ref:  
Date: 17<sup>th</sup> September 2025.  
Enquiries to: Bradley Sargeson  
Direct Dial: 01226 772142  
E-Mail: [bradleysargeson@barnsley.gov.uk](mailto:bradleysargeson@barnsley.gov.uk)

Dear Mrs Bell,

I am writing regarding your recent submission of a Discharge of Condition(s) application. The application relates to the following:

*Discharge of condition 3 (Tree Protection Details) of application 2021/0479 - Erection of 3no industrial/warehouse units (Use classes B2 and B8 and E(g)(ii) and E(g)(iii) totalling 11,585 sqm floorspace and associated works including provision of access, parking and landscaping at Land at Dearne Valley Parkway, Hoyland, Barnsley, S74 0QA.*

**Condition 3 (Tree Protection Details):** “No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan
- Arboricultural method statement

Thereafter all works on site shall be carried out in accordance with the approved details for the duration of the construction period.

**Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.”**

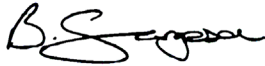
The Council’s Forestry Officer was consulted, and no objections were received. As such, the details submitted to the local planning authority and included within the following document(s):

- Tree Protection Details produced by Marshall, dated March 2025, and received 25<sup>th</sup> July 2025.
- Arboricultural Method Statement produced by Rosetta Landscape Design, dated 5<sup>th</sup> March 2025, and received 25<sup>th</sup> July 2025.
- Site Layout Plan – Tree Protection (Rosetta) Overlay M3061-101(TP) received 29<sup>th</sup> August 2025.

are considered acceptable to discharge the initial element of condition 3 imposed by application 2021/0479. This condition also requires all works on site to be carried out in accordance with the approved details for the duration of the construction period.

In conclusion, conditions 3 (Tree Protection Details) is hereby discharged.

Yours sincerely,



Bradley Sargeson

For and on behalf of:  
Garry Hildersley  
Head of Planning and Building Control

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EXCELLENCE

