

CW/01/n2379

Jessica Duffield
Barnsley Metropolitan Borough Council
Planning and Building Control
Barnsley MBC
Barnsley
S70 9GG

24th February 2026

Dear Jessica,

Discharge Of Planning Condition 3, 4, 10, 12, 13, 14, 15, 16, 17, 18, 21 and 22 Pursuant to Planning Permission ref: 2024/1060 for the Alterations to existing car park and provision of new public open space and landscaping with associated works at the Lower Car Park, The Seam, County Way, Barnsley.

nineteen47 are instructed on behalf of Barnsley Metropolitan borough Council to submit the aforementioned discharge of conditions application pursuant to Planning Permission ref: 2024/1060, which was granted at planning committee on 8th April 2025.

The below conditions have all been previously discharged under the following applications:

- Condition 3, 4, 17, 18 : 2025_0387
- Condition 10: 2025_0488
- Condition 12, 13, 14: 2025_0394
- Condition 15: 2025_0393
- Condition 16: 2025_0358
- Condition 21: 2025_0376


This submission is seeking to re-discharge the approved information as a result of minor design changes. These changes are being submitted under another Non-Material Amendment (NMA) application which is being submitted alongside this application. It is therefore anticipated that the conditions will be re-discharged if agreed alongside or immediately following the determination of that application.

Biodiversity Conditions

Conditions 3, 4 and 18 are relating to biodiversity. For context the following summary is provided from One Environments which sets out the changes and justification for the biodiversity amendments.

The previous site for The Seam public realm was assessed under the baseline habitat survey by OS Ecology, and most of the area is identified as species poor neutral grassland.

Table 3.1: Baseline Habitat Types

Habitat Description	Photographs	UK Habs. Category	Metric Category	Condition
Grassland The areas of grassland are species poor with some areas managed for amenity purposes and others left unmanaged around the periphery of the parking area.		Primary code g3c – Other neutral grassland	Other neutral grassland	Poor
		Secondary code		

Following the brief set out by BMBC, the following design response was developed for the public realm areas to the south of the site (extract from the Design & Access Statement issued for planning)

Within the urban park to the south, three distinct spaces were proposed, each with a different character to provide diverse dwelling areas aligning with the site's objectives:

The Biodiversity Garden: Featuring informal, organic raised planters showcasing species-rich grasslands, flower-rich perennials, and shrubs to enhance urban biodiversity. Integrated seating within the planters will offer a tranquil green space, potentially serving as an outdoor classroom.

The Digital Garden: A formal, multi-functional urban space inspired by the DMC ethos, with a central focal point subject to a design competition for local artists and creatives.

The Town Centre Link: Serving as a key gateway between the site and the station/town centre, this space will incorporate historical elements such as walls and buildings, utilizing natural materials that echo the local environment's materiality.

The planning application issued February 2025 was accompanied by a BNG report with a 44% uplift (screenshot below) and satisfied the trading rules.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	1.28
	<i>Hedgerow units</i>	0.27
	<i>Watercourse units</i>	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	44.41%
	<i>Hedgerow units</i>	N/A
	<i>Watercourse units</i>	0.00%

Following consultation with BMBC and the development of the rose sculptures, this approach was refined to provide more amenity lawn space, which does not qualify as neutral grassland. Like for like replacement is therefore not a potential given the use of the spaces and the issues in maintaining that type of habitat in a well-used public space.

The aim of the design was maintained, to target a high BNG result rather than the trading rules which would not have created a suitable landscape for the public real. The BNG issued

for Approval (Discharge of Conditions) and the NMA (Section 96A) achieved a BNG uplift of 25% (screenshot below)

The proposal therefore delivers better long-term ecological outcomes in the public realm. In consultation with the ecologist, we have maximised the area of neutral grassland elsewhere on the site around the car park where it is a more suitable habitat.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.72
	Hedgerow units	0.25
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	25.00%
	Hedgerow units	N/A
	Watercourse units	0.00%

Following a minor change around the eastern feeder pillar to create a more turf robust surface, the species rich grassland has been revised to amenity turf and the BNG has reduced slightly to 21.56% (screenshot below).

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	0.62
	Hedgerow units	0.25
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	21.56%
	Hedgerow units	N/A
	Watercourse units	0.00%

A summary of the biodiversity information that is being submitted as part of this discharge of condition application is provided below.

Condition 3

The Biodiversity Gain Plan shall be prepared in accordance with the Ecological documents submitted with the application, Biodiversity Net Gain Assessment- Version 4 by OS Ecology reference 24103 V4 and dated February 2025 (Received 24/2/2025).

Condition 3 has been previously discharged in full under reference **2025_0387**. The following information is provided to discharge condition 3.

Current Approved Document	Updated Replacement Document
24103 Biodiversity Gain Plan v2	24103 Biodiversity Gain Plan v4
24103 BNG Metric v5	24103 BNG Metric v8

The above information is considered to be acceptable for the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.

Condition 4

Prior to the commencement of development, a Habitat Management and Monitoring Plan (the HMMP) prepared in accordance with the approved Biodiversity Gain Plan shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:

- a) a non-technical summary;*
- b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];*
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, and approved in writing by, the local planning authority.*
- f) A timetable for implementation and completion of creation and enhancement works.*
- g) Notice in writing shall be given to the Council within 10 working days of the implementation of the HMMP*
- h) Notice in writing shall be given within 10 working days of the completion of the habitat creation and enhancement works as set out in the HMMP and a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.*
- i) Thereafter the created and/or enhanced habitat specified in the approved [HMMP] shall be managed and maintained in accordance with the approved [HMMP] for a period of 30 years following the completion of the development.*

Condition 4 has been previously discharged in full under reference **2025_0387**. The following information is provided to discharge condition 4.

Current Approved Document	Updated Replacement Document
24103 HMMP v2	24103 HMMP v4
24103 Biodiversity Gain Plan v2	24103 Biodiversity Gain Plan v4

The above information is considered to be acceptable to ensure the development delivers a biodiversity net gain on site in accordance with Local Plan Policy BIO1 and Schedule 7A of the Town and Country Planning Act 1990.

Condition 18

Prior to the commencement of development, a scheme for biodiversity enhancement, such as the incorporation of permanent bat roosting features, and nesting opportunities for birds, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;*
- b) Materials and construction to ensure long lifespan of the feature/measure*
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.*

d) When the features or measures will be installed within the construction, occupation, or phase of the development. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

Condition 18 has been previously discharged in full under reference **2025_0387**. The following information is provided to discharge condition 18.

Current Approved Document	Updated Replacement Document
24103 Biodiversity Enhancement Plan v1	24103 Biodiversity Enhancement Plan v2

The above information is considered to be acceptable to protect ecological species and habitats in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

Other Conditions

A summary of the information that is being submitted as part of this discharge of condition application is provided below.

Condition 10

Prior to the commencement of development, full foul and surface water drainage details, including Yorkshire Water Permission to discharge, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

Condition 10 has been previously discharged in full under reference **2025_0488**. The following information is provided to discharge condition 10.

Current Approved Document	Updated Replacement Document
SEAM-FHT-ZZ-XX-DR-C-020016	159592-PC-2001-C13 - PROPOSED DRAINAGE
SEAM-FHT-ZZ-XX-RP-C-00017 Issue 6 <i>Split into 7 parts due to file size:</i> SEAM-FHT-ZZ-XX-RP-C-00017 Issue 6 part_1 SEAM-FHT-ZZ-XX-RP-C-00017 Issue 6 part_2 SEAM-FHT-ZZ-XX-RP-C-00017 Issue 6 part_3 SEAM-FHT-ZZ-XX-RP-C-00017 Issue 6 part_4 SEAM-FHT-ZZ-XX-RP-C-00017 Issue 6 part_5 SEAM-FHT-ZZ-XX-RP-C-00017 Issue 6 part_6 SEAM-FHT-ZZ-XX-RP-C-00017 Issue 6 part_7	SEAM-FHT-ZZ-XX-RP-C-00017 Issue 7

The above information is considered to be acceptable to serve the development and ensure appropriate drainage of the area in accordance with Local Plan Policy CC3: Flood Risk.

Condition 12

Prior to the commencement of development full details of the soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees, shrubs and/or

hedgerows to be retained shall be submitted to and approved in writing by the local planning authority. The approved landscaping details shall be implemented in the first planting season following the completion of any engineering/construction works in their immediate vicinity which may impact on them when planted.

Condition 12 has been previously discharged under reference **2025_0394**. The following information reflects the updated design changes of the scheme and has been provided to discharge condition 12:

Current Approved Document	Updated Replacement Document
SEAM-ONE-Z1-XX-DR-L-00201-C01_DetailedPlantingPlan_PublicRealm	SEAM-ONE-Z1-XX-DR-L-00201-C05_DetailedPlantingPlan_PublicRealm
SEAM-ONE-Z2-XX-DR-L-00201-C01_DetailedPlantingPlan_CarPark	SEAM-ONE-Z2-XX-DR-L-00201-C05_DetailedPlantingPlan_CarPark
SEAM-ONE-ZZ-XX-DR-L-00002-C01_SoftLandscapeGA_Sht1 (1)	SEAM-ONE-ZZ-XX-DR-L-00002-C04_SoftLandscapeGA_Sht1
SEAM-ONE-ZZ-XX-DR-L-00003-C01_SoftLandscapeGA_Sht2 (1)	SEAM-ONE-ZZ-XX-DR-L-00003-C05_SoftLandscapeGA_Sht2

The above information is considered to be acceptable in the interests of the visual amenities of the locality and to provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Condition 13

Prior to the commencement of development, full details of the boundary treatments; surface materials of all external areas and any other hard landscaping including seating areas and footpaths shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the location, design, materials, height and colour palette. Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Condition 13 has been previously discharged in part under reference **2025_0394**. The following information reflects the updated design changes of the scheme, along with the required information to discharge condition 13 in full:

Current Approved Document	Updated Replacement Document
Boundary Treatment	
SEAM-ONE-ZZ-XX-DR-L-00005-C02_ProposedBoundaryTreatment-Planning	SEAM-ONE-ZZ-XX-DR-L-00005-C04_ProposedBoundaryTreatment
SEAM-ONE-Z2-XX-DR-L-00605-C03_SubstationFenceDetails	SEAM-ONE-Z2-XX-DR-L-00605-C06_SubstationFenceDetails
N/A	SEAM-ONE-Z2-XX-DR-L-00603-C02_FenceDetails <i>This is an additional document being submitted to reflect the NMA application design changes.</i>

Hard Landscaping	
SEAM-ONE-Z1-XX-DR-L-00002-C01_HardworkGA_PublicRealm	SEAM-ONE-Z1-XX-DR-L-00002-C06_HardworkGA_PublicRealm
SEAM-ONE-Z2-XX-DR-L-00001-C01_HardworksGA_CarPark	SEAM-ONE-Z2-XX-DR-L-00001-C02_HardworksGA_CarPark
Street Furniture	
The Seam - Street Furniture Presentation Final	SEAM-ONE-ZZ-XX-PP-L-00011_PO3_Conditions13&15.
The Seam - Street Furniture Specification	

The above information is considered to be acceptable to provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Condition 14

Prior to the commencement of development, full details of the proposed central pathway design shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the design, features, materials and colour palette. Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Condition 14 has been previously discharged under reference **2025_0394**. The following information reflects the updated design changes of the scheme and has been provided to discharge condition 14:

Current Approved Document	Updated Replacement Document
The Seam - Corten Path Design Option Final	4405-1-1 - The Seam Manufacturing drawing

The above information is considered to be acceptable to provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Condition 15

Prior to the commencement of development, full details of the proposed street furniture and signage within the public park shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a) Details of all benches/seating/litter bins;*
- b) Way finding signs and links to other footpaths and locations;*
- c) Location, type, design, materials, colour palette, size, for each of the above; Once agreed, the development shall not be brought into use until the furniture and signage are implemented in accordance with the approved details maintained as approved for the lifetime of the development.*

Condition 15 has been previously discharged under reference **2025_0393**. The following information reflects the updated design changes of the scheme and has been provided to discharge condition 15:

Current Approved Document	Updated Replacement Document
Boundary Treatment	
SEAM-ONE-ZZ-XX-DR-L-00005-C02_ProposedBoundaryTreatment - Planning	SEAM-ONE-ZZ-XX-DR-L-00005-C04_ProposedBoundaryTreatment

SEAM-ONE-Z2-XX-DR-L-00605-C03_SubstationFenceDetails	SEAM-ONE-Z2-XX-DR-L-00605-C06_SubstationFenceDetails
N/A	SEAM-ONE-Z2-XX-DR-L-00603-C02_FenceDetails <i>This is an additional document being submitted to reflect the NMA application design changes.</i>
Hard Landscaping	
SEAM-ONE-Z1-XX-DR-L-00002-C01_HardworkGA_PublicRealm	SEAM-ONE-Z1-XX-DR-L-00002-C06_HardworkGA_PublicRealm
SEAM-ONE-Z2-XX-DR-L-00001-C01_HardworksGA_CarPark	SEAM-ONE-Z2-XX-DR-L-00001-C02_HardworksGA_CarPark
Street Furniture	
The Seam - Street Furniture Presentation Final	SEAM-ONE-ZZ-XX-PP-L-00011_PO3_Conditions13&15.
The Seam - Street Furniture Specification	

The above information is considered to be acceptable to provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Condition 16

Prior to the commencement of development, full details of the lighting scheme and CCTV cameras shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the position of the cameras and lighting, as well as the lighting and luminance levels. Once agreed, the development shall be carried out in accordance with the approved details and maintained as approved for the lifetime of the development.

Condition 16 has been previously discharged under reference **2025_0358**. The following information reflects the updated design changes of the scheme and has been provided to discharge condition 16:

Current Approved Document	Updated Replacement Document
Lighting Calculation Lux Plot	SEAM-ELM-Z2-XX-DR-E-24011 C02 - Lighting Calculation Lux Plot
SEAM-ELM-Z2-XX-DR-E-24002 P3 - Lighting	SEAM-ELM-Z2-XX-DR-E-24002 C06 - Lighting
SEAM-ELM-Z2-XX-DR-E-24005 P3 - Security	SEAM-ELM-Z2-XX-DR-E-24005 C04 - Security

The above information ensures that the proposals constitute a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Condition 17

Prior to the commencement of development, details of lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The lighting scheme shall be reviewed a suitably qualified ecologist to demonstrate that lighting will not adversely impact wildlife using key corridors, foraging and commuting features and roosting sites. The details shall include, but are not limited to, the following:

- a. Identification of areas/features on site that are particularly sensitive e.g. breeding, resting, foraging and commuting sites;*
- b. A drawing showing dark corridors and buffer areas;*
- c. A report and drawings showing how and where lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent species using their territory or having access to breeding sites/resting places, this should include;*

- i. Technical descriptions, design or specification of lighting to be installed including shields, cowls or blinds where appropriate;*
- ii. A description of the luminosity of lights and their light colour;*
- iii. A plan showing the location and where appropriate the elevation and height of the light fixings;*
- iv. Methods to control lighting control (e.g. timer operation, Passive Infrared Sensors (PIR)); and*
- v. Lighting contour plans, both horizontal and vertical where appropriate, taking into account hard and soft landscaping.*

All lighting shall be installed in accordance with the specifications and locations set out in the approved details. They shall be maintained thereafter in accordance with these details.

Condition 17 has been previously discharged in full under reference **2025_0387**. The following information is provided to discharge condition 17.

Current Approved Document	Updated Replacement Document
Ecology Lighting Review	Ecology Lighting Review v2

The above information is considered to be acceptable to protect ecological species and habitats in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

Condition 21

Upon commencement of development, a detailed scheme for signing and lining of the car park, servicing route and public realm shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the layout of all parking bays, pedestrian routes, directional signage and any other necessary markings or signage required to ensure safe and efficient use of the development. The approved scheme shall be fully implemented before the development is brought into use and maintained in a good condition thereafter.

Condition 21 has been previously discharged under reference **2025_0376**. The following information reflects the updated design changes of the scheme and has been provided to discharge condition 21:

Current Approved Document	Updated Replacement Document
159592-002 Lining Drawing	159592-002_Rev B Lining Drawing
159592-005 Signage Drawing	159592-005B Signage Drawing

The above information is considered acceptable in the interest of highway safety, in accordance with Local Plan Policy T4: New development and Transport Safety.

Condition 22

The development hereby approved shall not be brought into use until a landscape management and maintenance plan has been submitted to and approved in writing by the local planning authority. The plan shall include the long-term design objectives; management responsibilities of all landscaping and the maintenance schedules for all landscape areas, as well as details of aftercare for a minimum of 5 years following practical completion of the landscape works. Any part of the scheme which fails to achieve independence in the landscape or is damaged or removed within five years of planting shall be replaced during the

next available planting season.

Once agreed, the landscape management plan shall be carried out in accordance with the approved document.

The following information has been provided to discharge condition 22:

- SEAM-ONE-ZZ-XX-RP-L-0001_PO3 LandscapeManagementPlan

The above information is considered to provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

I trust the submitted information is satisfactory however please do not hesitate to get in touch should you require further information.

Yours faithfully

Cam Wood

Cam Wood
Planner

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