



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

Mr Jonathan Ainley  
Savills UK Ltd  
12 Booth Street  
Manchester  
M2 4AW

My Ref: 2023/0177 & 2023/ENQ/00272  
Your Ref:  
Date: 30 August 2023  
Enquiries to: Helen Willows  
Direct Dial: 01226 772642  
E-Mail: helenwillows@barnsley.gov.uk

Dear Mr Ainley

**Description:** Application under Section 96A of the Town and Country Planning Act 1990 as amended for a non-material amendment following a grant of planning permission

**Address:** Unit 9, Peel Centre, Harborough Hill Road, Barnsley, S71 1JE

Thank you for your recent application for a non-material amendment following the grant of planning permission (Ref. 2023/0177) for the Variation of conditions 2 (approved plans), 10 (facing bricks) and 11 (colour finish of the roof, windows, doors and walls other than brickwork) in relation to planning application 2021/0542 to amend the external materials and layout -Alterations to the building elevations including minor infilling, creation of a new drive-thru lane with associated facilities, alterations to the car parking layout and associated works. Thank you also for the agreement to an extension of the time in which the application may be determined, until today 30 August 2023.

The amendment proposed involves;

- Minor adjustment of the drive-thru lane at the northern boundary to provide land for ordering infrastructure and reduce need for groundworks near the ban
- Reduction in the width of the island separating the drive thru lane from the remainder of the site to the south
- Reduction in the number of waiting bays from three to two, in accordance with operator requirements.
- Relocation of the pedestrian crossing to the east, which is a more appropriate location in relation to the pedestrian footpath within the landscaping scheme (see below).

The details submitted on plans (996 31B and SB/Peel Barnsley Rev D) received on 17 July are acceptable in that the amendments would not unreasonably impact on the character of the area or the safe and effective operation of the drive thru and the Highways Development Control Group Leader has no objections.

Accordingly, I can confirm that the proposed non material amendment is hereby approved. As such, the following plans approved under 2023/0177:

MH1238-SK31  
AGH/996/08B  
L100  
L101

Shall be replaced by the following:

996 31 B  
SB/Peel Barnsley Rev D

This decision letter only relates to the non-material amendments. It is not a reissue of the original decision notice for application (2023/0177), which still stands. The two documents should be read in conjunction.

If you require any further advice or information, please do not hesitate to contact me.

Yours sincerely

*Helen Willows*

For and on behalf of Development Management Group Leaders  
Andrew Burton / Matthew Smith

*Development Management*

<https://www.barnsley.gov.uk/#/services/planning-and-buildings/>