



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

Ref: 2026/0127
Date: 1st June 2026
Enquiries Jess Duffield
Direct 01226 772589
E-Mail: jessicaduffield@barnsley.gov.uk

Dear Cam Wood, nineteen47

RE: Re-discharge of conditions 3, 4, 10, 12, 13, 14, 15, 16, 17, 18 and 21; and discharge of condition 22 relating to application 2024/1060: Alterations to existing car park and provision of new public open space and landscaping with associated works.

Thank you for submitting an application for the re-discharge of conditions 3 (Biodiversity Net Gain), 4 (HMMP), 10 (Drainage Details), 12 (Soft Landscaping Works), 13 (Hard Landscaping Works), 14 (Central Pathway Design), 15 (Street Furniture and Signage), 16 (Lighting Scheme and CCTV), 17 (Ecological Lighting Scheme), 18 (Biodiversity Enhancement Scheme) and 21 (Highways Signing and Lining); and the discharge of condition 22 (Landscape Management and Maintenance Plan) relating to application ref: 2024/1060.

It is understood that minor changes to the scheme have been carried out which requires the re-discharge are various conditions as summarised above and below. Condition 22 has not previously been discharged thus is hereby proposed to be discharged in full.

We confirm that the information provided was satisfactory and the following conditions are re-discharged in FULL:

CONDITION 3 – DISCHARGED IN FULL

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).

Reason: In 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.

This condition was previously discharged via application ref: 2025/0387. Due to changes with the proposed landscaping, offsite credits are now required to achieve the mandatory +10% net gain. The submitted metric and biodiversity

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gain plan accurately corresponds to the biodiversity gain site register in that units equivalent to 0.049 ha of grassland habitat have been purchased which satisfy the habitat trading rules of the metric. The developer has therefore met their Biodiversity Net Gain requirement. The metric indicates a gain of 0.81 habitat units (28.06%) and 0.25 hedgerow units (0% gain, as no hedgerows were present on site at baseline). The requirements of the condition above have therefore been satisfied and the condition is discharged in full.

CONDITION 4 – DISCHARGED IN FULL

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.

Reason: 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.

This condition was previously discharged via application ref: 2025/0387. A HMMP (version 4, Dated: 12/2/2026) has been submitted and reviewed by the Biodiversity Officer. The plan sets out the appropriate management of significant habitats proposed on site, such as areas of other neutral grassland and trees. The requirements of the above condition have therefore been satisfied and can be discharged in full.

CONDITION 10 – DISCHARGED IN FULL

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.
Reason: To ensure the proper drainage of the area in accordance with Local Plan Policy CC3: Flood Risk.

This condition was previously discharged via application ref: 2025/0357. Yorkshire Water and BMBC Drainage have reviewed the proposed drainage plan (Drawing No: SEAM-FHT-ZZ-XX-DR-C-02001, Rev: C13) and the Drainage Strategy & FRA (Document Number: D/I/D/159592/17) and confirm that the above condition can be discharged in full.

CONDITION 12 – DISCHARGED IN FULL

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.

Reason: 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.

This condition was previously discharged via application ref: 2025/0394. The Forestry Officer has reviewed the details submitted within this application and confirms that the requirements of the condition have been satisfied. The condition is therefore discharged in full.

CONDITION 13 – DISCHARGED IN FULL

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.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

This condition was previously discharged via application ref: 2025/0394. The changes to the previously agreed boundary treatments are considered to be minor, with consultees not raising any objections to the submitted details. The condition is therefore discharged in full.

CONDITION 14 – DISCHARGED IN FULL

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.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

This condition was previously discharged via application ref: 2025/0394. The changes to the previously agreed pathway design are considered to be minor, with consultees not raising any objections to the submitted details. The condition is therefore discharged in full.

CONDITION 15 – DISCHARGED IN FULL

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.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

This condition was previously discharged via application ref: 2025/0393. The changes to the previously agreed street furniture and signage designs are considered to be minor, with consultees not raising any objections to the submitted details. The condition is therefore discharged in full.

CONDITION 16 – DISCHARGED IN FULL

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.

Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

This condition was previously discharged via application ref: 2025/0358. The changes to the previously agreed lighting scheme and CCTV camera design are considered to be minor, with consultees not raising any objections to the submitted details. The condition is therefore discharged in full.

CONDITION 17 – DISCHARGED IN FULL

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.

Reason: To protect ecological species and habitats in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

This condition was previously discharged via application ref: 2025/0387. The application includes an Ecology Lighting Plan produced by OS Ecology (received: 4/3/2026). The Biodiversity Officer has reviewed this plan and confirms that it does not indicate any additional impact on species, such as bats and nesting birds as a result of the proposed lighting. The condition can therefore be discharged in full.

CONDITION 18 – DISCHARGED IN FULL

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.

Reason: To protect ecological species and habitats in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

This condition was previously discharged via application ref: 2025/0387. The application submission includes a Biodiversity Enhancement Plan (produced by OS Ecology) which has been reviewed by the Biodiversity Officer. The plan indicates the location of new bird boxes to be installed on site on retained trees and bird nesting and bat roosting features to be incorporated within the existing stone wall and arches to the western boundary of the site. The requirements of the condition have therefore been satisfied and the condition can be discharged in full.

CONDITION 21 – DISCHARGED IN FULL

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.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4: New development and Transport Safety.

This condition was previously discharged via application ref: 2025/0376. Plans indicating the proposed signage and car park lining have been submitted (received: 24/3/2026) and reviewed by the Highways DC Officer. The requirements of the condition have been satisfied and the condition is therefore discharged in full.

We confirm that the information provided was satisfactory and the following conditions are discharged in FULL:

CONDITION 22 – DISCHARGED IN FULL

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.

Reason: To provide a high-quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

The Urban Design Officer has reviewed the submitted Landscape Management Plan (Revision: P03, Received: 6/5/2026) and confirms that the document satisfies the requirements of the above condition. The condition can therefore be discharged in full subject to strict accordance.

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of

Development Management

Garry Hildersley

Head of Service for Planning, Policy and Building Control

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