



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

Mr H Robertshaw
Johnson Mowatt Planning Ltd
Coronet House
Queen St
Leeds
LS1 2TW

By email only

My Ref: 2021/1007 & 2022/ENQ/00245
Your Ref:
Date: 11th April 2023
Contact: Elaine Ward
Direct Dial: 01226 774731
Email: elaineward@barnsley.gov.uk

Dear Hamish

APPLICATION SUBMITTED UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED

APPLICATION FOR NON-MATERIAL AMENDMENT To regularise the permission with the site ground levels following earthworks (being 300mm lower than previously indicated) and to incorporate minor changes made to the building internal configuration, external appearance and features as part of the normal detailed design process

Site Address: "GATEWAY 36" PHASE 2A.1, DEARNE VALLEY PARKWAY, HOYLAND

The changes proposed by the Non- Material Amendment to the approved plans granted on 18/01/2022.

Section 96A (1) gives the power to a Local Planning Authority to make a change(s) to a planning permission if the change(s) is/are not material. The proposed changes are as follows:

Ground Levels/External Features – the ground level of the development platform is 300m lower than anticipated on approved plans as a result of earthworks delivering slightly lower levels. Minor changes are therefore proposed to finished floor levels, and minor changes to levels of roads, car parking and drainage. Steps and path between Unit 1 and 2 are no longer required and replaced by soft landscaping.

Unit 1 – FFL now 148.1m AOD (reduced from 148.4m AD) and ridge lowered from 158.2m AOD (reduced from 158.53m AOD). Internal arrangements improved to satisfy building regulations affecting office, welfare facilities and staircase, with changes to glazing and cladding as a result. Additional fire doors to front elevation.

Unit 2 – FFL now 147.4 m AOD (down from 147.7 m AOD), and ridge level of the roof is 159.995 m AOD (down from 160.295 mAOD). Additonal fire exit to service yard elevation

Unit 3 - FFL 147.2 m AOD (down from 147.5 m AOD), and ridge level of the roof is 158.567 m AOD (down from 158.867 m AOD). Location of office entrance amended, improved internal arrangements to reception.



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The Highways Development Management team have been consulted and confirmed that these amendments will not impact significantly on highway safety. In addition, it is considered that the amendments will not alter the nature or scale of the original permission, nor is it likely to result in loss of amenity to close by adjacent residential properties or loss of visual amenity.

The changes would not result in any development which lies outside of the description of development, nor does it exceed the redline boundary of planning permission 2021/1007

Overall, the proposed changes are inconsequential in terms of its scale in relation to the original permission. The proposed changes are therefore considered to be non-material.

Taking into account all of the above the **non-material amendment is acceptable.**

As a result of this non material amendment, certain approved plans will be replaced as set out in the following lists below:

New Drawing Submitted Existing

Proposed site plan ref. 12006-2 (P)111K
Detailed site plan-Plot 1 ref. 12006-2 (P)112H
Detailed site plan-Plot 2 ref. 12006-2 (P)113H
Detailed site plan-Plot 3 ref. 12006-2 (P)114H
Section 1 ref. 12006-2 (P)115C
Section 2 ref. 12006-2 (P)116D
Section 3 ref. 12006-2 (P)117D
Section 5 ref. 12006-2 (P)118E
Unit 1 Floor Plans ref. 12006-2 (P)120C
Unit 1 Elevations ref. 12006-2 (P)121L
Unit 2 Floor Plans ref. 12006-2 (P)125E
Unit 2 Elevations ref. 12006-2 (P)126J
Unit 3 Floor Plans ref. 12006-2 (P)130D
Unit 3 Elevations ref. 12006-2 (P)131K
Landscape Plan [Plots 1-3] ref. 12006-2-VL_L01F

Landscape Plan [Plots 1] ref. 12006-2-VL_L02F
Landscape Plan [Plots 2] ref. 12006-2-VL_L03F
Landscape Plan [Plots 3] ref. 12006-2-VL_L04F
Proposed Levels Plan ref. Y20112-D100-REV15
Site Sections Sheet 1 of 2 ref. Y20112-D601-REV5
Site Sections Sheet 2 of 2 ref. Y20112-D602-REV5
Proposed Drainage Layout s1of3 ref. Y20112-D200 REV9
Proposed Drainage Layout s2of3 ref. Y20112-D201 REV9
Proposed Drainage Layout s3of3 ref. Y20112-D202 REV12

Drawing Replaced

Proposed site plan ref. 12006-2 (P)111J
Detailed site plan-Plot 1 ref. 12006-2 (P)112G
Detailed site plan-Plot 2 ref. 12006-2 (P)113F
Detailed site plan-Plot 3 ref. 12006-2 (P)114G
Section 1 ref. 12006-2 (P)115B
Section 2 ref. 12006-2 (P)116C
Section 3 ref. 12006-2 (P)117
Section 5 ref. 12006-2 (P)118D
Unit 1 Floor Plans ref. 12006-2 (P)120B
Unit 1 Elevations ref. 12006-2 (P)121J
Unit 2 Floor Plans ref. 12006-2 (P)125D
Unit 2 Elevations ref. 12006-2 (P)126G
Unit 3 Floor Plans ref. 12006-2 (P)130C
Unit 3 Elevations ref. 12006-2 (P)131H
Landscape Plan [Plots 1-3] ref. 12006-2-VL_L01E
Landscape Plan [Plots 1] ref. 12006-2-VL_L02E
Landscape Plan [Plots 2] ref. 12006-2-VL_L03E
Landscape Plan [Plots 3] ref. 12006-2-VL_L04E
Proposed Levels Plan ref. Y20112-D100-REV8
Site Sections Sheet 1 of 2 ref. Y20112-D601-REV3
Site Sections Sheet 2 of 2 ref. Y20112-D602-REV3
Proposed Drainage Layout s1of3 ref. Y20112-D200 rev.2
Proposed Drainage Layout s2of3 ref. Y20112-D201 rev.2
Proposed Drainage Layout s3of3 ref. Y20112-D202 rev.2



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This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2021/1007 which still stands. The documents should be read in conjunction.

Yours sincerely

Elaine Ward
For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement