



APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2019/0664

To ID Planning
7th Floor
The Balance
2 Pinfold Street
Sheffield
S1 2GU

Proposal Erection of Class B8 Storage and distribution warehousing and ancillary Class B1 office space and associated access (Approval of reserved matters relating to the layout, scale, design and external appearance and landscaping of the development approved under outline planning permission 2017/0599)

At Land off Maple Grove/ Maple Court Tankersley, Barnsley

Approval is hereby given for the proposals which were the subject of the Application and Plans registered by the Council on 20 June 2019 and described above, being matters reserved in the permission granted on under Application .

The approval is subject on compliance with the details specified in the application, the approved plans and conditions of the outline permission and, additionally, is subject to the following conditions:-

- 1 The development, hereby permitted, shall be begun before the expiration of two years from the date of this reserved matters approval.
Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:
6157-081 Site Location Plan
6157-093 Proposed Elevations and Section
6157-079 Proposed Elevations 2
6157-085 Proposed Office Plans
6157-094 Proposed Building Plans
6157-095 Proposed Site sections
6157-096 Proposed Roof Plan
MRT-BWB-DGT-XX-DR-D-600 S1 REV P3 Proposed Levels
MRT-BWB-DGT-XX-DR-D-630 S1 REV P3 Proposed Earthworks and Isopachyte Heights
50104-DR-ARB-101 Existing Trees on Site
50104-DR-ARB-105 REV E amended plan rec'd 5/8/19 Detailed landscape proposals



50104-DR-ARB-102 Tree Constraints plan
50104-DR-ARB-104 REV F Tree Removal Plan
50104-SK-LAN-101 REV C rec'd 5/8/19 comparison of effect of outline and proposed layout on existing trees
50104-DR-LAN-106 REV B amended plan rec'd 5/8/19 Landscape Cross Sections
6157-SKD-012 rec'd 5/8/19 Developed site layout plan - with outline approved building and yard overlaid
MRT-BWB-DGT-XX-DR-TR-112 S2 REV P5 Swept Path Analysis - Fire Tender and HGV
MRT-BWB-DGT-XX-DR-TR-110 S2 REV P8 Swept Path Analysis - 16.5m Max Legal Articulated Vehicle
MRT-BWB-DDG-XX-DR-D-500 S1 REV P6 Drainage Layout
MRT-BWB-VTO-XX-DR-D-001 S1 REV P1 Topographical Survey
NT0626-AG-EX-XX-DR-E-2401 S2 REV P02 External Lighting
NT0626-AG-EX-XX-DR-E-2402 S2 REV P02 External Lighting Lux Levels
A4 plan Paladin fencing system
Amended Framework Travel Plan by BWB rec'd 5th August 2019
Arboricultural Impact Assessment (revised July 2019) by Surface, received 5th August 2019
Revised Arboricultural Method Statement by Surface dated 5th August 2019
NT0626-AG-EX-XX-DR-ME-4001 received 5th August 2019 EV Charging Points
Landscape Statement dated 5th August 2019

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 Prior to the first use of the development hereby permitted, the proposed on-site parking, servicing, loading and unloading, turning and waiting areas shall be laid out, levelled, surfaced, drained and demarcated in accordance with the approved plan and retained thereafter available for that specific use.

Reason: to ensure the permanent availability of the parking and manoeuvring areas in the interests of highway safety in accordance with Local Plan Policy T4.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- *a fine of up to £50,000 and*
- *up to six months imprisonment on conviction*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed
Joe Jenkinson



Dated 05 September 2019

Head of Planning and Building Control

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposal development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements*, to the provisions of the development order, and to any directions given under the order. He does not, in practice, refuse to entertain appeals solely because the local planning was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or the Secretary of State for the Environment, Transport and Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or County Council, London Borough or District Council in which land is situated as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

* The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.