



APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2025/0121

To Johnson Mowat Planning Ltd
Coronet House
Queen Street
Leeds
LS1 2TW

Proposal: Erection of 1no. building for industrial (class E(g)(iii)/B2) or storage and distribution (class B8) use with associated yard, parking, landscaping and drainage infrastructure, substations and pumphouse building (Reserved matters of the outline part of hybrid planning permission 2019/1573) for Unit 7 seeking approval of access, appearance, landscaping, layout and scale; and including plot for future development (approval of temporary landscaping only).

At: Gateway 36 Development Phase 2 Site; Land south of Dearne Valley Parkway, Hoyland, Barnsley (Plot identified as Unit 7)

Approval is hereby given for the proposals which were the subject of the Application and Plans registered by the Council on 18/03/2025 and described above, being matters reserved in the permission granted on 10 August 2020 under Application 2019/1573.

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 2 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 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:
Location Plan, Drawing No: 12006-5-THP-XX-XX-DR-A-1000, Rev: P06, Received: 21/02/2025
Cycle Shelter, Drawing No: 12006-5-THP-XX-XX-DR-A-1030, Rev: P01 Received: 28/11/2025
Bin Store, Drawing No: 12006-5-THP-XX-XX-DR-A-1031, Received: 21/02/2025
Fencing Details, Drawing No: 12006-5-THP-XX-XX-DR-A-1032, Received: 21/02/2025

RMU Substation, Drawing No: 12006-5-THP-XX-XX-DR-A-1033, Rev: P02, Received: 28/11/2025
Utility Substation, Drawing No: 12006-5-THP-XX-XX-DR-A-1034, Rev: P02, Received: 28/11/2025
Hydrant Building & Tanks, Drawing No: 12006-5-THP-XX-XX-DR-A-1035, Received: 21/02/2025
Site Section 1, Drawing No: 12006-5-THP-XX-XX-DR-A-1040, Rev: P02, Received: 10/9/2025
Site Section 2, Drawing No: 12006-5-THP-XX-XX-DR-A-1041, Rev: P02, Received: 10/9/2025
Site Section 6, Drawing No: 12006-5-THP-XX-XX-DR-A-1042, Rev: P01, Received: 10/9/2025
Masterplan, Drawing No: 12006-5-THP-XX-XX-DR-A-1050, Rev: P02, Received: 10/9/2025
Site Plan, Drawing No: 12006-5-THP-XX-XX-DR-A-1051, Rev: P02, Received: 10/9/2025
Detailed Site Plan 1, Drawing No: 12006-5-THP-XX-XX-DR-A-1052, Rev: P02, Received: 10/9/2025
Detailed Site Plan 1, Drawing No: 12006-5-THP-XX-XX-DR-A-1053, Rev: P02, Received: 10/9/2025
Proposed Hard Surfaces Site Plan, Drawing No: 12006-5-THP-XX-XX-DR-A-1054, Rev: P01, Received: 10/9/2025
Unit 7 GA Plan, Drawing No: 12006-5-THP-XX-XX-DR-A-1056, Rev: P01, Received: 10/9/2025
Unit 7 Office Floorplans, Drawing No: 12006-5-THP-XX-XX-DR-A-1057, Received: 10/9/2025
Unit 7 Elevations, Drawing No: 12006-5-THP-XX-XX-DR-A-1058, Rev: P04, Received: 10/9/2025
Unit 7 Roof Plan, Drawing No: 12006-5-THP-XX-XX-DR-A-1059, Rev: P02, Received: 10/9/2025
Landscape Masterplan, Drawing No: 12006-5-SFW-XX-XX-DR-L-0001, Rev: P05, Received: 10/9/2025
Detailed Landscape Layout 1 of 2, Drawing No: 12006-5-SFW-XX-XX-DR-L-0002, Rev: P05, Received: 10/9/2025
Detailed Landscape Layout 2 of 2, Drawing No: 12006-5-SFW-XX-XX-DR-L-0003, Rev: P05, Received: 10/9/2025
Landscape Maintenance & Management Plan, Document No: 12006-5-SFW_R01, Received: 04/03/2025
Landscape Masterplan Unit 7, Drawing No: 334-UW-P-004, Rev: O, Received: 10/9/2025
Unit 7 – Landscape Site Plan, Drawing No: 334-UW-P-080, Rev: B, Received: 10/9/2025
Unit 7 – Landscape Planting Plan, Drawing No: 334-UW-P-081, Rev: C, Received: 10/9/2025
Landscape Mitigation Plan, Drawing No: 334-UW-P-082, Rev: B, Received: 10/9/2025
External Levels Sheet 1, Drawing No: 9466-HJCE-00-XX-DR-C-4000, Rev: P02, Received: 10/9/2025
External Levels Sheet 2, Drawing No: 9466-HJCE-00-XX-DR-C-4001, Rev: P01, Received: 10/9/2025
External Levels Overall Plan, Drawing No: 9466-HJCE-00-XX-DR-C-4002, Rev: P01, Received: 10/9/2025
Drainage Layout Sheet 1, Drawing No: 9466-HJCE-00-XX-DR-C-3100, Rev: P01, Received: 10/9/2025
Drainage Layout Sheet 2, Drawing No: 9466-HJCE-00-XX-DR-C-3101, Rev: P01, Received: 10/9/2025
Drainage Management & Maintenance Plan, Report Ref: 9466-HJCE-00-XX-RP-C-3001.v1, Rev: P01, Received: 10/9/2025
Landscape and Visual Impact Assessment (Addendum Report), Rev: G, Received: 10/9/2025
Landscape and Ecological Management Plan, Rev: I, Received: 11/9/2025
Habitat Creation, Biodiversity Mitigation and Enhancement Scheme, Rev: B (September 2025), Received: 11/9/2025
Biodiversity Management Plan (Offsite Habitats), Rev: A (September 2025), Received: 11/9/2025
Biodiversity Offsetting Scheme, Rev: C (September 2025), Received: 11/9/2025

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 commencement of the development hereby approved, a Construction Method Statement shall be submitted to, and approved in writing by, the Local Planning Authority. The statement shall include details of:
- Site working hours and delivery hours which should avoid peak hours
 - The parking of vehicles of site operatives and visitors
 - Any temporary access to the site
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - Arrangements to receive abnormal loads or unusually large vehicles
 - Methods of communicating the Construction Management Plan to the workforce, visitors and neighbouring residents and businesses
 - Measures to prevent mud/debris being deposited on the public highway.
 - A Construction Traffic Management Plan including details of volumes and types of construction traffic, identification of delivery routes, identification of agreed access point, contractors' method for controlling construction traffic and adherence to routes, construction period, and temporary signage.
- Once agreed, the approved statement shall be adhered to throughout the construction period.
Reason: In the interests of highway safety, in accordance with Local Plan Policy T4: New development and Transport Safety.
4. On the 1st November after commencement, and on 1st November on each of the monitoring years (years 1, 3, 5, 10, 15, 20 and 30) a report shall be submitted to the Local Planning Authority which details the following for all on-site habitats. The report shall include but not be limited to the following as set out in the approved document: Landscape and Ecological Management Plan (Rev I, Received: 11/9/2025) produced by Urban Wilderness:
- An assessment of the condition of all habitats created and/or enhanced
 - Any necessary management or replacement/remediation measures required to deliver the Net Gain values set out for each habitat.
 - A timescale for undertaking the replacement remediation measures
- Reason: In the interests of managing and maintaining habitats and in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity and the adopted Biodiversity and Geodiversity SPD.**
5. On the 1st November after commencement, and on 1st November on each of the monitoring years (years 1, 3, 5, 10, 15, 20 and 30) a report shall be submitted to the Local Planning Authority which details the following for all off-site habitats. The report shall include but not be limited to the following as set out in the approved document: Offsite Habitat Creation and Management Plan (September 2025) by FPCR (Received: 11/9/2025):
- An assessment of the condition of the enhanced habitat
 - Any necessary management or replacement/remediation measures required to deliver the Net Gain values set out for each habitat.
 - A timescale for undertaking the replacement remediation measures
- Reason: In the interests of managing and maintaining habitats and in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity and the adopted Biodiversity and Geodiversity SPD.**
6. All in plot planting, seeding and/or turfing included in the approved landscaping details shall be carried out within the first planting and seeding season following the roof of the building being constructed.
- Reason: In the interests of the visual amenities of the locality and to ensure that appropriate mitigation is implemented, in accordance with Local Plan Policy GD1: General Development' and Local Plan Policy D1: High Quality Design and Place Making.**

7. Within 1 month of the completion of the building hereby approved, the on-site habitat features as set out in the approved Habitat Creation, Biodiversity Mitigation and Enhancement Scheme (September 2025) by FCPR (Received 11/9/2025) shall be installed. Within 1 month of their installation, photographic evidence shall be submitted to the Local Planning Authority to evidence that the necessary mitigation measures have been installed.
Reason: To provide evidence that the approved habitat features have been installed in the interests of biodiversity and habitats and in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity and the adopted Biodiversity and Geodiversity SPD.
8. Prior to the occupation of the building hereby approved, full details of permanent external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the location, orientation, angle, and luminance of the lighting including lux levels plans and shall be designed to ensure light pollution does not affect residential amenity; impact the appearance of the landscape or harm wildlife. Once agreed, the lighting scheme shall be implemented and remain as approved for the lifetime of the development.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy GD1 General Development; Local Plan Policy D1: High Quality Design and Place Making; and Local Plan Policy POLL1: Pollution Control and Protection.
9. Prior to the occupation of the development hereby approved, visibility splays shall be provided in full accordance with the submitted details. Once implemented, the visibility splay shall remain free from any obstruction exceeding 900mm above the level of the adjacent highway carriageway, for the lifetime of the development.
Reason: In interests of highway safety and in accordance with Local Plan Policy T4: New development and Transport Safety.
10. Prior to the occupation of the development hereby approved, the roads and footways shall be constructed to binder course level from the building to the adjoining public highway, of which photographic evidence of this shall be submitted to the Local Planning Authority.
Reason: To ensure streets are completed prior to occupation and satisfactory development of the site and in accordance with Local Plan Policy T4: New development and Transport Safety.
11. Construction activity shall only take place on-site between the hours of:
0800 to 1800 Monday to Friday; and
0800 to 1300 on Saturdays and
at no time on Sundays or Bank Holidays
The term "construction activity" includes the use of mobile and fixed plant/machinery (e.g. generators), tools, construction vehicles and equipment (including those used for earthworks and groundworks), radios or other amplified sound, the delivery of construction materials or other items to the site. Vehicle engines shall not be allowed to idle outside of the hours permitted for construction work.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.
12. All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway.
Reason: In the interests of highway safety in accordance with Local Plan Policy T4: New Development and Transport Safety and Local Plan Policy: POLL1 Pollution Control and Protection.
13. Vehicular and pedestrian gradients within the site shall not exceed 1:12.
Reason: To ensure safe and adequate access in accordance with Local Plan Policy T4: New Development and Transport Safety.

- 14 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) the development hereby approved shall not be extended, enlarged nor increased in height beyond that shown on the approved plans (Unit 7 Elevations, Drawing No: 12006-5-THP-XX-XX-DR-A-1058, Rev: P04, Received: 10/9/2025) without the prior written consent of the Local Planning Authority.
Reason: To protect the visual landscape in accordance with Local Plan Policy D1: High Quality Design and Place Making.
- 15 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification) no plant; telecommunications or other equipment shall be installed, erected or placed on the roof of the building hereby approved without the prior written consent from the Local Planning Authority, other than the details shown on the approved roof plan (Unit 7 Roof Plan, Drawing No: 12006-5-THP-XX-XX-DR-A-1059, Rev: P02, Received: 10/9/2025).
Reason: To protect the visual landscape in accordance with Local Plan Policy D1: High Quality Design and Place Making.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 1 Any future signage should be erected no higher than 12m above finished floor level.
- 2 As the Barrow Colliery site forms part of the Dearne Valley Wetlands SSSI, the landowner should consult with Natural England via a S28E consent to permit the proposed management works in relation to the off-site biodiversity net gain enhancements.
- 3 If development at the land identified as 'Future Development Plot' (Unit 8); or at the land identified as Plot 5 and 6 (as identified on the outline masterplan) is proposed at a similar height/scale as Unit 7 hereby approved (ie with a substantial increase in height from the maximum set out in the parameter plan) it is considered that there will be a cumulative harmful impact, when viewed together with Unit 7. As such any building proposed at this plot should be significantly lower than the building hereby approved, with care taken to reduce its appearance in the landscape.
- 4 The applicant should refer to the restricted noise levels specified in Conditions 49 and 50 of the hybrid permission ref: 2019/1573.

Please be aware that the Council monitors construction sites and open land within the vicinity of 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 any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 16 December 2025



Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

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

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

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 to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

STATUTORY BIODIVERSITY NET GAIN CONDITION

DEEMED CONDITION

(As required Schedule 7a of the Town and Country Planning Act 1990 (as amended) and inserted by the Environment Act 2021

Development may not be begun unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority; and
2. The Local Planning Authority has approved the plan.

The Biodiversity Gain Plan must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) any biodiversity credits purchased for the development; and
- f) any such other matters as the Secretary of State may by regulations specify.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- g) name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- h) a description of the development and planning permission reference number (to which the plan relates);
- i) the [relevant date](#), for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- j) [the completed biodiversity metric calculation tool\(s\)](#), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the [relevant date](#), and post-development biodiversity value;
- k) a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- l) (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- m) pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the [relevant date](#), and drawn to an identified scale and showing the direction of North;
- n) a description of any [irreplaceable habitat](#) on the land to which the plan relates which exist on the [relevant date](#), and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- o) if [habitat degradation](#) has taken place:
 - i. a statement to this effect,
 - ii. the date immediately before the degradation activity,
 - iii. the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
 - iv. any available supporting evidence for the value.

INFORMATIVE 1

When calculating the post-development biodiversity value of a habitat, the Local Planning Authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant

INFORMATIVE 2

The General Biodiversity Gain Condition has a separate legal basis in contrast to other planning conditions and will apply to all planning permissions, unless exempt. The General Biodiversity Gain Condition will therefore not appear on the decision notice along with the list of planning conditions imposed on the application, rather it will be referenced separately.

The General Biodiversity Gain Condition cannot be varied or removed by an application under section 73 of the Town and Country Planning Act. It also cannot be discharged as part of the grant of planning permission.

INFORMATIVE 3

A Biodiversity Net Gain Template can be found here:

<https://www.gov.uk/government/publications/biodiversity-gain-plan>

INFORMATIVE 4

The statutory deemed condition above is relevant to all major applications submitted since 12th February 2024 and to all non-major applications submitted after 2nd April 2024, unless exempt.

The onus is on the applicant/agent to notify the Local Planning Authority at

developmentmanagement@barnsley.gov.uk if the application was exempt and provide the reasons for the exemption. Exemptions can be found at this link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>