



PLANNING CONSULTATION RESPONSE

Application No	2026/0412
Proposal	Variation of conditions 2 (Approved Plans), 3 (Levels), 4 (Air Quality Mitigation), 5 (Trees), 6 (Highways Adoption Plan), 10 (Cycle Parking), 11 (Noise Mitigation), 13 (Boundary Treatment to Plots 1 7), 15 (CEMP) and 16 (Hampton Windows) of planning application 2021/1405 : Reserved matters (appearance, landscaping, layout and Scale) application for development of 91 homes, structural planting and landscaping, surface water attenuation and associated infrastructure in connection with outline planning permission 2017/1718 (Outline planning for up to 102 homes) (AMENDED PLANS)
Address	Former William Freeman Site, Wakefield Road, Mapplewell, Barnsley, S75 6ND
Date of Consultation Reply	06/08/26
Consultee	Nik King, Senior Urban Design Officer

Consultation Assessment and Justification

Here are the second set of design comments on planning application 2026/0412.

Further to online meetings held with the agent & applicant, additional information received from the agent by email, and the amended drawings shown in planning explorer, please find below an update on the original design comments dated 18/06/26.

- **Overdominance of front of dwelling parking-** I note the changes shown in the amended 'coloured feasibility layout' plan (now rev PO5) reducing the number of stretches of overdominance of front of dwelling parking. I am ok with these changes. ***Issue now resolved.***
- **Street trees-** I note the changes shown in the amended 'landscape general arrangement' plan (now rev C) with the addition of more street trees. I am ok with these changes. ***Issue now resolved.***
- **Amount of visitor parking-** I note the changes shown in the amended 'feasibility layout' plan (now rev P13) now showing the same number of spaces as in the previous planning approved layout, (2021/1405). I am ok with this and assume that highways development control will be too- ***Issue resolved from my side.***
- **Specification of materials-** I note the submission of a new plan 'materials plan' showing, in the key, information about the materials and, in the plan itself, the layout of these across the site. The wording in the key for the following needs changing: 'Brickwork- Ashlington Red Multi (Planning Approved)' to 'Brickwork- Wienerberger Ashlington Red Multi' and 'Brickwork- Oatmeal Blend (Planning Approved)' to



'Brickwork-Wienerberger Oatmeal Blend'. I appreciate that for the previous planning approval, (2021/1405), there was no planning condition for materials so I am assuming it was agreed beforehand but I cannot find any documentation in planning explorer that shows what the proposed brickwork spec was. Change 'Roof Tiles- Grey Roof Tiles' to give the details of the manufacturer and spec of the roof tiles. ***Await changes to the key of the 'materials plan'. Once I'm ok with this there will be no need for the materials condition.***

- **Provision of accessible dwellings-** as in the previous design comments, M4(2) and M4(3) labelling needs to be shown on the accommodation schedule on the 'feasibility layout' plan (currently rev. P13). Please can the M4(2) and M4(3) be shown in a much clearer way on the key and the individual plots of the 'feasibility layout' plan. Further to my previous comments I need to clarify that the relevant housetype drawings need to be labelled 'M4(2) compliant' or 'M4(3) compliant' (rather than 'M4(2) compatible' or 'M4(3) compatible')- ***accessible dwellings need labelling on the accommodation schedule on the 'feasibility layout' plan and on the relevant individual housetype plans. Show M4(2) and M4(3) dwellings in a clearer way on the key and the individual plots on the 'feasibility layout' plan.***
- **Boundary treatment plan-** I understand that the current 'boundaries treatment plan' will be amended to show a 900mm high metal railing around the pump station, to supplement the perimeter landscaping (the latter shown on the current 'Landscape General Arrangement Plan' rev.c). I note, however, that 'this is subject to agreement and approval with the end operator and could be subject to change'. ***Await receipt of amended boundaries treatment plan. Defer to development management as to whether to keep condition on boundary treatment of the pumping station (given potential future amendment) or remove it.***
- **Variation of condition 10, cycle parking-** I have received the details of the specification of sheds. I am ok with these and have checked them with Wayne Lake of highways development control who is ok with them. All information on cycle sheds (their location and their spec) has now been provided. ***No objection to removal of condition.***
- **Variation of condition 16, Hampton windows-** an explanation has been provided as to why this condition should be removed. I am fine with this. ***No objection to removal of this condition.***

Regarding previously suggested conditions:

- **Materials-** please see comments above
- **Boundary treatment of the pumping station-** please see comments above
- **A five year landscape maintenance plan-** I am not aware of this information being provided to date- ***suggest this stays as a condition unless information provided beforehand.***

New queries regarding drawings as shown in planning explorer, (as of 06/08/26):

- We have received a revised 'landscape general arrangement' plan (now rev. C) but it would appear we have not yet received the corresponding changes to the two 'detailed landscape proposals' plans (currently with no rev. number), (one covering the northern part of the site and one the southern).
- The 'landscape specification' drawing (no rev. number) is listed as 'superseded', but there is no replacement drawing.

NO OBJECTION*

Defer for amends/further information*

OBJECT*



BARNSLEY

Metropolitan Borough Council

*Delete as applicable

Consultation Suggested Conditions:

Please see the notes above for an update on the status of the previously suggested three conditions on:

- materials
- boundary treatment of the pumping station
- a five year landscape maintenance plan

Consultation Informative(s):

Planning Obligations required: