

All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land West of Wakefield Road, South of 'East Gawber Farm'.

Applicant Details

Name/Company

Title

Mr

First name

Adam

Surname

Butterfield

Company Name

Gleeson Homes

Address

Address line 1

3 Europa Court

Address line 2

Sheffield Business Park

Address line 3

Town/City

Sheffield

County

Country

United Kingdom

Postcode

S9 1XE

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Development of up to 232 dwelling with associated open space, road and drainage infrastructure (Outline with all matters reserved apart from means of access)

Reference number

2017/1451

Date of decision (date must be pre-application submission)

25/06/2019

Please state the condition number(s) to which this application relates

Condition number(s)

3,4,7,9,15,20,22,24,25 and 28.

We have grouped this application by nature, to aid review by LA. These conditions are relative to the site layout, associated reports and construction phasing.

Has the development already started?

- Yes
 No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- Yes
 No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

3 - Masterplan; we have submitted developed Architectural masterplans, produced in line with previously agreed layout.

4 - Air Quality; updated version of report submitted for RM has been produced, updated in line with latest scheme design and latest design/legislative guidance around road traffic pollution etc. Credits rebalanced.

7 - Acoustic Report; full site specific report previously submitted at RM stage, which has been updated to suit the latest site layout and latest regulations (including Part O).

9 - Footpath link; please refer to masterplan indicating location and external works plans showing levels at site perimeter/future footpath handover point.

15 - Landscaping Details; detailed landscape plans submitted to show composition.

20/28 - Construction Method Statement/Phasing; detailed CMS included as part of our Construction Management Plan, to suit requirements of condition.

22 - Sales Area; proposed sales area layout included to support discharge of condition.

24 - Archaeological Evaluation; this condition has previously been formally discharged, letter included for completeness.

25 - Open Space; in addition to masterplans submitted, a specific 'Manco' (management company) plan has been submitted which highlights all areas that will be outside individual plot ownership, i.e. public open space, maintained by a third party at residents cost.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes

No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent

The applicant

Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

Yes

No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Adam Butterfield

Date

07/03/2025