

Miss Rebecca Larder
Barnsley Metropolitan Borough Council
PO Box 634,
Barnsley,
S70 9GG

20 August 2026

Your ref: B/1302

Dear Sir/Madam,

Application for Approval of Details Reserved by Condition 5 Pursuant to Planning Permission Reference 2017/1718 as amended by 2026/ENQ/00409

Former William Freeman Site, Wakefield Road, Mapplewell, Barnsley, S75 6DN

Planning Portal Reference PP-15171503

Please find enclosed an application for approval of details reserved by condition 5 pursuant to planning permission 2017/1718 granted on 24 October 2018 as amended by Section 96a application 2026/ENQ/00409 for the following description of development:

“Application for Non Material Amendment of application 2017/1718 (Residential development for up to 102 dwellings with associated infrastructure and access (Outline with all Matters Reserved apart from access)) to allow for minor amendments to the wording of conditions 5, 6, 8 and 12 to allow for a meaningful start on site to implement the permission”.

Condition 5 requirements

Condition 5 as amended by S96a requires the submission of levels details as follows:

“Detailed plans shall be submitted prior to any works (excluding the agreed start on site works) accompanying the reserved matters submission indicating existing ground levels, finished floor levels of all dwellings and associated structures, road levels, and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details .”

A levels strategy plan was submitted as part of the Reserved Matters application (ref: 2021/1405) the detail of which was approved and listed on the decision notice under Condition 2 - 21524-DR-C-0600 Proposed Levels. The submission of this detail accompanying the reserved matters thereby complying with the requirements of condition 5; the condition was however, never formally discharged. The wording of the condition was subsequently updated in June 2026 as part of a non-material amendment application (2026/ENQ/00409) required to support a Section 73 application amending the housetypes on the approved site layout (ref: 2026/0412).

An application is therefore, required to formally submit for approval the details required by the condition. The levels plan accompanying this application have been developed based on the Section 73

application layout ref: 2026/0412 which is at the time of this submission currently under determination by Barnsley Council, a decision notice is anticipated by 25th August 2026 with the application currently recommended for approval.

The levels strategy plan accompanying this application (ref: 08.26003-ACE-ZZ-ZZ-D-C-3600 Rev.P1) clearly sets out the existing ground levels, finished floor levels of the dwellings and associated structures and the road levels as required by the condition. We trust that this detail is acceptable to allow this condition to be discharged.

Documents Submitted/Planning Assessment

The following documents have been submitted in support of this discharge of conditions application.

Document	Reference	Condition
Levels Strategy - Planning	08.26003-ACE-ZZ-ZZ-D-C-3600 Rev.P1	5

Conclusion

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. However, should you require any further information then please do not hesitate to contact me.

Yours sincerely

Kat Crisp
Planning Manager