spawforths

Development Management
Planning and Building Control
Barnsley MBC
PO Box 634
S70 9GG

24 January 2024

PLANNING PORTAL REFERENCE: PP-12745043

Dear Sir/ Madam,

RE: APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 AND 14 OF RESERVED MATTERS PERMISSION 2021/1332

AT PLOT 3, ASHROYD BUSINESS PARK, ASHROYDS WAY, PLATTS COMMON, BARNSLEY

Spawforths have been instructed on behalf of our client, Network Space, to submit an application to discharge conditions 3 and 14 pursuant to the above reserved matters permission (ref: 2021/1332) at Plot 3, Ashroyds Business Park which was granted permission 9 June 2022.

Outline planning permission to which the reserved matters relates to was for the '*Development of the site for employment uses within use classes B1 (B) Research and Development, B1(C) Light Industrial, B2 General Industrial and B8 Storage and Distribution with ancillary offices 9,180m2 GEA and associated access, parking and circulation areas, infrastructure and landscaping (Outline with all matters reserved)'.*

[redacted]

The following documents form the submission package for this condition discharge application:

- Cover letter (this letter) prepared by Spawforths – ref: P4153-SPA-LT-TP-0006-A
- Drainage Strategy prepared by William Saunders – ref: 10770-WMS-ZZ-XX-RP-C-39201-S8-P4
- Drainage Layout prepared by William Saunders – ref: 10770-WMS-ZZ-XX-DR-C-39201-S8-P2

Spawforths is a trading name of Spawforth Rolinson Ltd. Incorporated in England, Company Registration Number 2247289

- Construction Management Plan prepared by Rawlings Safety and Training Consultancy Services Ltd – ref: No.1

Condition Discharge

Reserved matters permission was granted for this application (ref: 2018/0864) on 9 June 2022. The documents outlined above are considered to be sufficient to discharge the following conditions:

Condition 3:

Prior to the commencement of development (including construction, landraising and demolition), a Construction Environment Management Plan (CEMP) shall be submitted to, and approved by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved document.
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.

A Construction Management Plan has been prepared by Rawlings Safety and Training Consultancy Services Ltd outlining the necessary actions and steps put in place to ensure that the development is carried out in a safe and secure manner.

This is considered to be sufficient information to discharge the condition.

Condition 14:

No development shall take place until full foul and surface water drainage details, including a scheme to reduce surface water run-off and a programme of works for implementation, have been submitted to and approved in writing by the Local Planning Authority:
Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development.
Reason: To ensure proper drainage of the area in accordance with Local Plan Policy POLL1 Pollution Control and Protection.

A Drainage Strategy and Layout has been prepared by William Saunders that provides a detailed drainage strategy for Plot 3.

The Strategy outlines how the proposed development is not at risk of flooding from fluvial, tidal or any natural or artificial water bodies. The surface water runoff generated by the proposed development will be managed in a manner which will ensure no risk of flooding or increased risk to surrounding properties,

at present and taking into account allowances for future climate change. The residual risks from surface water and infrastructure failure will be addressed by consideration of flood flow routes through the development. Floor levels to be set to minimise the flood risk from adjacent areas at risk from surface water flooding.

It is considered that the information provided is sufficient to discharge the condition.

Conclusion

We trust that the submitted information is sufficient to discharge conditions 3 and 14 of reserved matters permission ref: 2021/1332.

Should you require any further information or clarification, please do not hesitate to contact us.

Yours faithfully,

LAURA YOUNG BA (Hons) AssocRTPI
Planner
[redacted]
[redacted]