

FAO Elaine Ward

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Telephone
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Our ref.
Your ref. 2019/1573

12 June 2023

Submitted via Planning Portal only

Dear Ms Ward

PLANNING PERMISSION REF. 2019/1573
"GATEWAY 36" PHASE 3 DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND
APPLICATION TO DISCHARGE PLANNING CONDITIONS
PLANNING PORTAL REF. PP-12221764

Please find enclosed application, submitted on behalf of Glencar Construction Ltd, for discharge of the following conditions of outline planning permission ref. 2019/1573 for development of the Gateway 36 Phase 3 site.

The submission comprises the following plans and documents:

Condition	Submitted Material
24 (ground conditions validation)	323064-R02 (00) Gateway 36 Phase 3 - External Yard Settlement Monitoring Validation 323093-R02(00) Gateway 36 Platform Development – Phase 3. Building Platform Earthworks Validation Report 325389-R06 (00) - GW36 Phase 3 - Ground Treatment Validation Report (part 1 of 2) 325389-R06 (00) - GW36 Phase 3 - Ground Treatment Validation Report (part 2 of 2) (appendices)
34 (substation)	- G1144-UMC-ZZ-XX-DR-A-00704_Substation No.1 Details - P02 - G1144-UMC-ZZ-XX-DR-A-00705_Substation No.2 Details - P03
43 (roads completion plan)	G1144-UMC-ZZ-XX-DR-A-00708_Pre-Occupation Roads and Footways_P01

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46 (security lighting)	• G1144-GBS-ZZ-ZZ-DR-E-63001_External Lighting Layout Sheet 1_C01_0 • G1144-GBS-ZZ-ZZ-DR-E-63002_External Lighting Layout Sheet 2_C01_0 • G1144-GBS-ZZ-ZZ-TS-E-00003_External Lighting Technical Submission_S3_P01 • Lighting lux P155_020223_E1
47 (ground conditions validation)	• 323093-R02(00) Gateway 36 Platform Development – Phase 3. Building Platform Earthworks Validation Report • Statement in Response to Condition 47 (of ref. 2019/1573) relating to Validation of Remediation Works ref. G1144 - Gateway 36, Barnsley – Condition 47 – Rev 0

This application seeks partial discharge of the above conditions in relation to the Phase 3 part of the site only (i.e. north of the Dearne Valley Parkway).



I trust that this submission satisfies the requirements of these conditions and will allow them to be formally discharged for the applicable phase / area of the site.

If you have any queries or there are any matters that it would assist to discuss further, then please contact me by email or by the telephone number above. Otherwise, I would be grateful to receive confirmation of the validation of this application and the target date for determination.

Yours sincerely



Hamish Robertshaw
Director

Enc.

cc. Firethorn Trust
Glencar

Condition 24 – Ground Conditions Validation

Condition 24 of planning permission reference 2019/1573 states:

[A] *The first reserved matters submission shall be accompanied by a report of intrusive site investigations undertaken to locate mine entries identified in Phase 2 Geoenvironmental and Geotechnical Site Investigation, dated May 2020 by RSK. The report shall establish the exact situation in respect of coal mining legacy features on the site and will be accompanied by a plan which identifies:*

- a) the location of the mine entries established as being present on the site*
- b) any no build zones deemed necessary*
- c) identify the highwall/fault present on site in order to demonstrate that built development avoids this area.*

[B] *Where the findings of the intrusive site investigations identify that coal mining legacy on the site poses a risk to surface stability, no construction works shall commence until a detailed remediation scheme to protect the development from the effects of such land instability has been submitted to and approved in writing by the Local Planning Authority.*

[C] *Following implementation and completion of the approved remediation scheme, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details prior to the first occupation of the development in that area. Responsibility for securing a safe and development rests with the developer and/or Landowner.*

Condition 24 has been part-discharged in respect of this site (Gateway 36 Phase 3) by approval ref. 2021/1447 dated 4 February 2022, which addressed those parts of the condition marked as [A] and [B] above. As is indicated in the wording of the condition, that part marked [C] above can only be discharged following completion of the groundworks on site (i.e. implementation and completion of the approved remediation scheme).

Discharge of that part of the condition marked [C] above is now sought by submission of the following documents:

- 323064-R02 (00) Gateway 36 Phase 3 - External Yard Settlement Monitoring Validation
- 323093-R02(00) Gateway 36 Platform Development – Phase 3. Building Platform Earthworks Validation Report
- 325389-R06 (00) - GW36 Phase 3 - Ground Treatment Validation Report

Condition 34 – Substation

Condition 34 of planning permission reference 2019/1573 states:

Prior to construction of any substation, full details shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be implemented in accordance with the approved plans.

Full details of the proposed substations at the Gateway 36 Phase 3 development site are shown on the following drawings.

- G1144-UMC-ZZ-XX-DR-A-00704_Substation No.1 Details - P02
- G1144-UMC-ZZ-XX-DR-A-00705_Substation No.2 Details - P03

The location of the substations is consistent with the Site Layout Plan ref. 21049_P0601[G] approved at reserved matters stage (2021/1691).

Please also note that this condition was previously discharged (ref. 2021/1313) in relation to one substation as proposed by the preceding landowner (Harworth Group). Given that two substations are now proposed, this application seeks a further discharge of this condition.

For reference, Substation No.1 is the second substation now proposed, and Substation No.2 is that previously approved, albeit now incorporating a minor change to the design and dimensions of this substation.

Condition 43 – Roads Completion Plan

Condition 43 of planning permission reference 2019/1573 states:

Prior to first occupation, the roads and footways shall be constructed to binder course level from the building to the adjoining public highway in accordance with details of a completion plan to be submitted and approved in writing by the LPA. Thereafter the development shall be implemented in accordance with the approved details.

The submitted Pre-Occupation Roads and Footway plan ref. G1144-UMC-ZZ-XX-DR-A-00708_P01 indicates the extent of the roads and footways located within the subject site that provide connection between the building and the adjoining public highway, and which shall be completed to binder course level prior to occupation of the building in conformity to this condition.

Notwithstanding the above, it is intended that all roads and footways as well as all yards, car parks and paths within the site shall be completed in final form prior to the first occupation of the building.

Condition 46 – Security Lighting

Condition 46 of planning permission reference 2019/1573 states:

Prior to the occupation of each plot full details of security lighting 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. The approved details shall be implemented on each plot prior to occupation of the building of the use and retained as such thereafter.

The following drawings and technical note provide full details of the proposed layout and specification of external lighting at the site.

- G1144-GBS-ZZ-ZZ-DR-E-63001_External Lighting Layout Sheet 1_ C01_0
- G1144-GBS-ZZ-ZZ-DR-E-63002_External Lighting Layout Sheet 2_ C01_0
- G1144-GBS-ZZ-ZZ-TS-E-00003_External Lighting Technical Submission_S3_P01
- Lighting lux P155_020223_E1

Please note that the above drawings and details have also been submitted by separate application to discharge condition 8 of reserved matters approval (ref. 2021/1691).

Condition 47 – Ground Conditions Validation

Condition 47 of planning permission reference 2019/1573 states:

Prior to occupation of any units, a validation report to certify the remediation works, highlighted within RSK report (ref 322638-R02). This report should include the following:

- i. Details of who carried out the work.*
- ii. Details and justifications of any changes from the original Remediation Statement.*
- iii. Records of chemical characteristics of any imported capping soils/materials.*
- iv. Gas protection measures.*
- v. Laboratory and in situ test results*
- vi. Records of any materials disposed of off site and their disposal locations.*
- vii. Confirmation that remediation objectives have been met.*

The following documents are submitted for discharge of condition 47 in relation to the Phase 3 development site:

- Statement in Response to Condition 47 (of ref. 2019/1573) relating to Validation of Remediation Works ref. G1144 - Gateway 36, Barnsley – Condition 47 – Rev 0
- 323093-R02(00) Gateway 36 Platform Development – Phase 3. Building Platform Earthworks Validation Report