



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Ref: 2025/0194
Date: 17th December 2025
Enquiries Jess Duffield
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Dear Mr Joseph Fisher, Johnson Mowat Planning Ltd

RE: Discharge of conditions 35, 36 and 44 of planning application 2019/1573: Hybrid planning application for a development up to 102,193sqm of employment uses (use classes B1/B2 and B8) and associated works including provision of internal access roads, drainage and landscaping, a) Outline with all matters reserved apart from means of access; and b) full application for associated earthworks and creation of access points including new roundabout to access Local Plan allocation site ES15

Thank you for submitting an application for the discharge of condition 35 and 36 (landscaping details) and condition 44 (highways and access) relating to application ref: 2019/1573.

We confirm that the information provided was partially satisfactory and the following conditions are discharged in PART:

CONDITION 35 – DISCHARGED IN PART

Prior to the commencement of development of each plot, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of each building.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

Plans and details related to the landscaping scheme within Plot 7 as identified on the outline masterplan have been reviewed. The information as received on 18/9/2025 are consistent with the information submitted for the associated reserved matters application and are therefore considered to be acceptable. The condition can be discharged in part in relation to the relevant plot.

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CONDITION 36 – DISCHARGED IN PART

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas for each plot, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management specifications shall thereafter be carried out in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

Plans and details related to the landscaping management plan within Plot 7 as identified on the outline masterplan have been reviewed. The information as received on 18/9/2025 are consistent with the information submitted for the associated reserved matters application and are therefore considered to be acceptable. The condition can be discharged in part in relation to the relevant plot.

CONDITION 44 – DISCHARGED IN PART

Prior to the first occupation of the development hereby permitted, sufficient space shall be provided within each plot for pedestrian and bicycle access and egress, and for bicycles and motorised vehicles to park, turn and re-enter the highway in a forward gear. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the LPA and retained thereafter available for that specific use.

Reason: In interests of satisfactory development and highway safety in accordance with Local Plan Policy T4 new development and Transport Safety.

Plans and details related to the highways arrangements within Plot 7 as identified on the outline masterplan have been reviewed. The information as received on 18/9/2025 are consistent with the information submitted for the associated reserved matters application and are therefore considered to be acceptable. The condition can be discharged in part in relation to the relevant plot.

Jessica Duffield

Senior Planning Officer (Inner Area Team)

For and on behalf of
Development Management
Garry Hildersley
Head of Service for Planning, Policy and Building Control
www.barnsley.gov.uk/developmentmanagement