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Our ref.
Your ref. 2019/1573

17 December 2021

Submitted via Planning Portal only

Dear Mr Burton

PLANNING PERMISSION REF. 2019/1573
"GATEWAY 36" EMPLOYMENT DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND
APPLICATION FOR RESERVED MATTERS APPROVAL – PHASE 3 SITE
PLANNING PORTAL REF. PP-10450274

Please find enclosed application, submitted on behalf of Firethorn Developments Ltd, for approval of reserved matters for development pursuant to outline (hybrid) planning permission ref. 2019/1573 for employment development.

Approval sought for the matters of appearance, landscaping, layout and scale of the development of the Gateway 36 Phase 3 site (north of Dearne Valley Parkway) comprising 1no. building for industrial (Class E(g)(iii)/B2) or storage and distribution (Class B8) use with associated spur road, yard, parking, landscaping and drainage infrastructure.

A list of the plans and documents that form this submission is appended to this letter. A full description of the development proposed and material submitted is provided in the Planning Statement.

The application fee of £75,437 has been paid via the Planning Portal.

This application is submitted alongside an application for the discharge of planning conditions 22, 35, 36 and 44 of planning permission ref. 2019/1573, relating to landscaping details (PP-10470376).

I trust that this submission satisfies the requirements of the reserved matters and the related conditions and will allow approval of the details to be granted without delay.

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

HRobertshaw

Hamish Robertshaw
Director

Enc.

cc. Firethorn Developments Ltd

List of Submitted Plans and Documents

Planning documents:

- Application form (online only)
- Planning Statement ref. JM_PS_02
- Covering letter dated 13 December 2021

Built development drawings:

- Site Layout ref. 21049_P0601 rev.C
- Location Plan ref. 21049_P0602 rev.A
- Site Finishes Plan ref. 21049_P0603 rev.B
- Indicative Site Sections ref. 21049_P0604 rev.A
- Fencing and Barrier Details ref. 21049_P0701 rev.B
- Bin Store Details ref. 21049_P0702 rev.A
- Cycle Shelter Details ref. 21049_P0703 rev.B
- Building Plan ref. 21049_P1001 rev.B
- Office Plans ref. 21049_P1002 rev.B
- Roof Plan ref. 21049_P1003 rev.B
- Elevations ref. 21049_P1301 rev.C

Design and visual documents:

- Design and Access Statement ref. 21049_DAS rev.B
- LVIA Addendum (inc. photomontages) (December 2021 rev.A)

Landscape drawings:

- Landscape Framework Plan ref. 441-UW-P-001 rev.B
- Softworks Planting Plan ref. 441-UW-P-002 rev.B
- Landscape Features Plan ref. 441-UW-P-003 rev.B
- Landscape Features Signage ref. 441-UW-P-004 Rev.-
- Landscape Features Rabbit Fencing ref. 441-UW-P-005 Rev.-
- Landscape Features Bench Detail ref. 441-UW-P-006 Rev.-

- Landscape Features Typical Tree Planting Details ref. 441-UW-P-007 Rev.-
- Landscape Features Typical Retaining Feature ref. 441-UW-P-008 Rev.-

Landscape and ecological documents:

- Landscape and Ecological Management Plan ref. 441-UW-P-LEMP rev.B
- Habitat Creation, Biodiversity Mitigation and Enhancement Scheme – Dec.21 rev.-
- Biodiversity Impact Assessment – Dec.21 rev.- *1
- Biodiversity Offsetting Scheme – Dec.21 rev.- *2

Levels and drainage plans and documents:

- Proposed Levels ref. 079577-CUR-XX-XX-DR-C-91001-P07
- Drainage Masterplan ref. 079577-CUR-ZZ-ZZ-D-C-92001-P02
- Attenuation Basin Details ref. 079577-CUR-ZZ-ZZ-D-C-92201-P02
- Drainage Statement ref. 079577-CUR-ZZ-ZZ-T-C-92001-P02
  (inc. Operation & Maintenance Plan ref. 079577-CUR-ZZ-ZZ-T-C-92900-P01)

Other documents:

- BREEAM Pre-Assessment Report dated 07/12/21 rev.-

*1 – BIA Appendix B (.xls spreadsheet file) to be sent by email (not uploaded to Planning Portal).

*2 – BOS Appendix A (.xls spreadsheet file) to be sent by email (not uploaded to Planning Portal).