

Our Ref: 23032/CJ/EC
Your Ref: PP-12134442

Date: 03 May 2023

Barnsley Metropolitan Borough Council
Planning and Building Control,
Barnsley MBC,
PO Box 634,
Barnsley,
S70 9GG

Dear Sir/ Madam,

**APPROVAL OF DETAILS RESERVED BY CONDITION 10 PURSUANT TO 2023/0177
UNIT 9, PEEL CENTRE, HARBOROUGH HILL ROAD, BARNSELEY, S71 1JE**

On behalf of our client, PLK Chicken UK Ltd (trading as 'Popeyes'), we write in relation to the above site address to discharge condition 10 pursuant to planning permission ref. 2023/0177 dated 12 April 2023.

Planning permission 2023/0177 granted planning permission the following development:

"Variation of conditions 2 (approved plans), 10 (facing bricks) and 11 (colour finish of the roof, windows, doors and walls other than brickwork) in relation to planning application 2021/0542 to amend the external materials and layout – Alterations to the building elevations including minor infilling, creation of a new drive-thru lane with associated facilities, alterations to the car parking layout and associated works."

This covering letter supports an application for the discharge of condition 10.

Discharge of Condition 10

Condition 10 states that:

Prior to re-occupation of the building, full details of any new externally mounted plant or equipment for heating, cooling, ventilation or fume extraction purposes, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: In the interest of visual and residential amenity in accordance with Local Plan Policy Poll1, Pollution Control and Protection.

In support of the discharge of condition 10, we submit the following details:

- Noise Impact Assessment prepared by Noise Solutions Limited.
- Plant layout plans prepared by Chapman Ventilation.
- Odour Assessment prepared by Chapman Ventilation.

Conclusion

We trust that the above and enclosed documentation provides sufficient information to validate and discharge the above-listed condition, however, should you have any queries, please do not hesitate to contact me.

Yours faithfully



CHRIS JONES
Director