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Our ref.  
Your ref. 2019/1573

21 December 2022

**Submitted via Planning Portal only**

Dear Ms Ward

**PLANNING PERMISSION REF. 2019/1573**  
**"GATEWAY 36" EMPLOYMENT DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND**  
**APPLICATION TO DISCHARGE PLANNING CONDITIONS**  
**PLANNING PORTAL REF. PP-11765294**

Please find enclosed application, submitted on behalf of Harworth Group, for partial discharge of the following condition(s) of planning permission ref. 2019/1573 for employment development, specifically in relation to the second phase of landscaping common areas within the Phase 2 site.

The submission comprises the following plans and documents:

| Condition                      | Submitted Material                                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 22 Common Areas<br>Landscaping | <ul style="list-style-type: none"><li>• Landscape Masterplan ref. 334-UW-P-004 rev.G</li><li>• Landscape Mitigation Plan ref. 334-UW-P-030 rev.B</li><li>• Landscape Site Plan ref. 334-UW-P-031 rev.C</li><li>• Planting Plan ref. 334-UW-P-032 rev.B</li><li>• Habitat Creation, Biodiversity Mitigation and Enhancement Scheme – Unit 4 rev.A</li><li>• Landscape &amp; Ecological Mgmt Plan ref. 334-UW-P-LEMP rev. A</li></ul> |

This application seeks partial discharge of this condition as set out below:

| Approval Sought | Extent of Approval                                                                                                                                        |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Partial         | <ul style="list-style-type: none"><li>• All parts of the condition</li><li>• Land adjacent to Unit 4 (formerly Plot 8) within Phase 2 site only</li></ul> |

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Please see also the explanatory notes appended to this letter.

This application is submitted alongside the following related applications:

- Reserved matters – Unit 4 plot and adjacent landscaped area (PP-11728914)
- Condition 34 – Substation for Unit 4 (PP-11765197)
- Conditions 35,36,44 – Unit 4 on-plot landscaping and levels (PP-11765308)

I trust that this submission satisfies the requirements of this condition and will allow it 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. Harworth Group

## **Condition 22 – Common Areas Landscaping**

Condition 22 of planning permission reference 2019/1573 states:

*Prior to the approval of the first reserved matters the applicant shall submit to the Local Planning Authority for approval a scheme for the specification and provision of*

- 1. new/improved/replacement public rights of way on a phased basis, which shall all be of adoptable multi user standards and shall be completed prior to the occupation of each building*
- 2. Landscaping of the common areas on a phased basis, based on Landscape Mitigation Plan 334-ES-01 REV A*
- 3. Ecological Habitat creation and management relating specifically for protected and notable species based on Landscape Mitigation Plan 334-ES-01 REV A and Biodiversity Impact Assessment REV B*
- 4. boundary treatment (excluding on-plot boundary treatment) on a phased basis*
- 5. Fencing to Public Rights of Way on a phased basis*
- 6. management responsibilities and maintenance schedules for all the common areas of the development on a phased basis.*

*Thereafter the agreed scheme shall be implemented prior to the occupation of any development plot and shall be maintained for the duration of the development.*

*Subsequently, with each reserved matters application, the approved scheme shall be updated and submitted to the Local Planning Authority for approval in writing for each subsequent plot. The approved document shall be implemented prior to the first occupation of the plot to which it refers. Any trees or shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.*

*Reason: To safeguard the visual appearance and character of the area.*

### **Note**

Within the extent of the corresponding reserved matters submission, the ‘common areas of landscaping’ extend to those parts of the site within the red line boundary excluding the ‘built development area’ of the building, yard and car parks. Essentially this constitutes the landscape bank between the spine road and east boundary and the landscaped bund south of the building.

See separate submission to discharge conditions 35, 36 and 44 relating to the ‘on-plot’ landscaping and surfaces.

The plans and documents hereby submitted provide a scheme for the specification and provision of the landscaping of this area as the second phase of landscaping to be undertaken within the Phase 2 site of the overall development.

The common areas landscaping scheme and specification is shown on the following drawings:

- Landscape Masterplan ref. 334-UW-P-004 rev.G
- Landscape Mitigation Plan ref. 334-UW-P-030 rev.B
- Landscape Site Plan ref. 334-UW-P-031 rev.C

- Planting Plan ref. 334-UW-P-032 rev.B

The ecological habitat creation and wider management details are set out in the following documents:

- Habitat Creation, Biodiversity Mitigation and Enhancement Scheme – Unit 4 rev.A
- Landscape & Ecological Management Plan ref. 334-UW-P-LEMP rev. A

There are no public rights of way, multi-user routes or other such paths within the boundary of this phase of the development.