All new applications and amendments submitted between Monday 17th and Friday 21st February 2025 may incur a delay in being acknowledged, as our Planning system is being upgraded. We apologise for any inconvenience this may cause.

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Penistone Coal Drops, Regency House, Land at St Mary's St

Address Line 1

Address Line 2

Address Line 3

Town/city

Penistone, Sheffield

Postcode

S36 6DT

Description of site location must be completed if postcode is not known:

Easting (x)

424415

Northing (y)

403409

Description

Penistone Coal Drops, Regency House and Land located to north west of St Mary's Street Penistone

Applicant Details

Name/Company

Title

First name

A

Surname

Green

Company Name

Fairbank Investments Ltd

Address

Address line 1

20 Market Street

Address line 2

Penistone

Address line 3

Town/City

Sheffield

County

South Yorkshire

Country

UK

Postcode

S36 6BZ

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Mark

Surname

Booth

Company Name

MBooth Design Ltd

Address

Address line 1

Fairfield House

Address line 2

Berneslai Close

Address line 3

Town/City

Barnsley

County

Country

Postcode

S70 2FL

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Variation of condition 2 of planning application 2025/0161 which relates to 'Mixed use scheme consisting of: Conversion of Grade II listed Coal Drops into Class E retail; new build extension to Coal Drops with Class E restaurant unit: Conversion of existing Regency House into Air BnB unit; and new build office and light industrial units (Class E)' to make alterations to the proposed design and materials of the office and light industrial units (Amended Plans)

Reference number

2026/0368 (Planning Permission) and 2026/0397 (Listed Building Consent)

Date of decision (date must be pre-application submission)

02/10/2026

Please state the condition number(s) to which this application relates

Condition number(s)

3, 4, 8, 9, 10, 11, 12, 13, 14, 17,18, 21, 22, 23 and 24.

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditi

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 External Materials: Refer to document: Condition 3 - Details of External Materials.
Condition 4 Sample panel of stone - site inspection required.
Condition 8 TPT boundary details - Refer to plan ref: P102F Site Plan.
Condition 9 and 10 Buffer Stops and Timber Beams - Refer to document: Conditions 9 and 10 Beams and Buffer Stop Details.
Condition 11 SW Drainage - Refer to Eng plans ref: 25791-DR-C 0100, 0101,0102,0103 and 0104.
Condition 12 Car Park Management Plan - Refer to doc ref: 2025-0040-001-01 Car Park Management Plan.
Condition 13 Addendum to Travel Plan - Refer to doc ref: 2025-0040-002-01 Travel Plan.
Condition 14 Highway Condition Survey - Refer to doc ref: 2025-0040-003-01 Highway Condition Survey.
Condition 17 Noise management during construction - Refer to doc ref: 2025-0040-004-02 Construction Method Statement.
Condition 18 Dust management - Refer to doc ref: 2025-0040-004-02 Construction Method Statement.
Condition 21 Phase 2 SI - Refer to doc ref: GRM.P11083.PIISAR.RFS Phase II Site Appraisal Report.
Condition 22 Highways Details - Refer to doc ref: 25791-DR-C-0800 P1 and 0801 P1.
Condition 23 Hard and soft Landscaping - Refer to Docs P102F Site Plan, R-2951-1C Landscape Masterplan and R-2951-2 Planting Details.
Condition 24 Construction Method Statement - Refer to doc ref: 2025-0040-004-02 Construction Method Statement.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [x] The agent
- [ ] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Mark Booth

Date

06/11/2026