BARNSLEY
Metropolitan Borough Council

Growth and Sustainability
Regeneration and Culture
Planning and Building Control

Sent via email

My Ref: 2024/0070
Your Ref:
Date: 4th March 2024
Enquiries to: Rachael Roddis
Direct Dial: 01226 772578
E-Mail: rachaelroddis@barnsley.gov.uk

Dear Laura

Description: Discharge of Conditions 3 and 14 of application 2021/1332 Erection of 9,180sqm employment unit for use classes E(g)(ii), E(g)(iii), B2 and B8 - Application seeking the approval of access, appearance, landscaping, layout and scale reserved matters pursuant to outline planning permission 2018/0864 at Plot 3, Ashroyd Business Park, Ashroyds Way, Platts Common, Barnsley, S74 9SB

Condition 3: the Construction Management Plan prepared by Rawlings Safety and Training Consultancy Services Ltd Issue 1 dated 18.01.24 is considered acceptable to discharge the initial element of the condition; the condition requires the development to be carried out in accordance with the approved plans, and in accordance with the details and procedures set out in the above document.

Condition 14: the drainage details and plans, outlined within Drainage Strategy 10770-WMS-ZZ-XX-RP-C-39201-S8-P4 produced by William Saunders dated January 2024 are considered acceptable to discharge the initial element of the condition; the condition requires the development to be carried out in accordance with the approved plans, and in accordance with the details and procedures set out in the above document.

For your information my records suggest that there are several conditions outstanding which require discharging; they are as follows.

5. Prior to the development being brought into use, details of the fixed building services plant associated with the proposed development shall be submitted to and approved by the Local Planning Authority. The plant proposed shall not be audible from the site boundary at any time during operation.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

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6. Prior to the development being brought into use, the mitigation measures described in report 'Plot 2 Noise Impact Assessment' produced by Tetra Teck Ltd dated September 2021, ref: 784-B032011, shall be implemented in full. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

11. Upon commencement of development, 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 the building(s).
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

13. Upon commencement of construction works, details of the 12no electric vehicle charge points to be provided shall be submitted to and approved in writing by the LPA. The EVCP will have a minimum "Mode3" (7kW,32AMP) capability and shall be installed in accordance with the approved details prior to first occupation of the development and thereafter in accordance with the approved details.
Reason: To ensure the development is provided with infrastructure that conforms with the requirements of Local Plan Policy I1.

If you require any further advice or information, please do not hesitate to contact me.

Yours sincerely

Rachael Roddis

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For and on behalf of:
Garry Hildersley
Head of Planning and Building Control