



BARNSELEY
Metropolitan Borough Council

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Head of Service: Joe Jenkinson

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My Ref: 2022/0171
Your Ref:
Date: 24/03/2022
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Dear Mr Robertshaw

**“GATEWAY 36” PHASE 3 SITE AT DEARNE VALLEY PARKWAY, HOYLAND
DISCHARGE OF PLANNING CONDITIONS 37 AND 53 OF 2019/1573**

We have received a discharge of conditions application relating to application 2019/1573 which was for 'Hybrid planning application for a development up to 102,193sqm of employment uses (use classes B1/B2 and B8) and associated works including provision of internal access roads, drainage and landscaping, a) Outline with all matters reserved apart from means of access; and b) full application for associated earthworks and creation of access points including new roundabout to access Local Plan allocation site ES15.' LOCATION Land to the north and south of Dearne Valley Parkway. The application was subject to 'prior to commencement/upon commencement conditions', the details of which are set out below. The discharge of conditions application was made in relation to the Phase 3 site only.

Condition 37

Which states:

No construction works shall commence until measures to protect the public water supply infrastructure that is laid within the site boundary of each plot have been implemented in full accordance with details that have been submitted to and approved by the Local Planning Authority. The details shall include but not be exclusive to the means of ensuring that access to the pipe for the purpose of repair and maintenance by the statutory undertaker shall be retained at all times. If the required stand-off or protection measures are to be achieved via diversion or closure of the water main, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that, prior to construction in the affected area, the approved works have been undertaken.

Reason: In the interest of public health and maintaining the public water supply and in accordance with Local Plan Policy Poll1.

No objections have been raised by Yorkshire Water and as such condition 37 is hereby discharged in respect of the Phase 3 site.

Condition 53

Which states:

No building or other structure including landscape features shall be located over or within 3 (three) metres either side of the centre line of the public 150 mm diameter foul sewer i.e. a protected strip width of 6 (six) metres, that crosses the site. If the required stand-off distance is to be achieved via diversion or closure of the sewer, the developer shall submit evidence to the Local Planning Authority that the diversion or closure has been agreed with the relevant statutory undertaker and that prior to construction in the affected area, the approved works have been undertaken. (In order to allow sufficient access for maintenance and repair work at all times).

Reason: To prevent damage to the existing sewer or watercourse and to allow sufficient access for maintenance and repair work at all times.

No objections have been raised by Yorkshire Water and as such condition 53 is hereby discharged in respect of the Phase 3 site.

Yours Sincerely

Stacey White

Spatial Planning Project Manager