



**Development Management
Planning, Policy and Building Control
Regeneration and Assets**

Bradley Stankler Planning
Brow Cottage
Rigton Hill
North Rigton
LS17 0DJ

Ref: 2026/0515
Date: 11/08/2026
Enquiries: Matthew Marsden
Direct Dial: 01226 772240
E-Mail: developmentmanagement@barnsley.gov.uk

Dear Mr Stankler,

Description: Discharge of conditions 3 (Tree Protection), 4 (Drainage), 5 (Oil Interceptor) and 6 (Surface Water) of application 2025/0573: Extension of car park to trade warehouse and erection of 2no. 4m floodlights to car park extension

Location: K D A Wholesale, Fall Bank Industrial Estate, Fall Bank Crescent, Dodworth, Barnsley, S75 3LS

I have received a discharge of conditions application relating to application 2025/0573 which was for 'Extension of car park to trade warehouse and erection of 2no. 4m floodlights to car park extension'.

Condition 3 states;

No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

- Tree protective barrier details
- Tree protection plan
- Arboricultural method statement

No development or other operations shall take place except in complete accordance with the approved methodologies.

Reason: To ensure the continued well being of the trees in the interests of the amenity of the locality.

Condition 4 states;

No development shall take place unless and until full foul and surface water drainage details (including land drainage) with levels and cross sections, have been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the proper drainage of the area.

Condition 5 states;

Prior to being discharged to any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through an oil interceptor installed in accordance with a scheme previously submitted to and approved in writing by the Local Planning Authority. Roof water shall not pass through the interceptor.

Reason: To prevent pollution of the water environment.

Condition 6 states;

No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water run-off limitation has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with an approved programme and details.

Reason: To prevent the increased risk of flooding.

An arboricultural method statement and tree protection measures (AWA7245) have been submitted with the application as well as drainage details (25542-DR-C-0100 Rev. P02 & 25542-DR-C-0102 Rev. P01). The details provided with the above have been reviewed by the Planning Officer, the LPA's Forestry Officer and the LPA's drainage team and are deemed acceptable. Therefore conditions 3, 4, 5 and 6 can hereby be discharged.

If you require anything further, please do not hesitate to contact me.

Yours Sincerely

Matthew Marsden, BA(Hons), MSc
Planning Officer