

Miss Rebecca Larder
Barnsley Metropolitan Borough Council
PO Box 634,
Barnsley,
S70 9GG

20 August 2026

Your ref: B/1302

Dear Sir/Madam,

Application for Approval of Details Reserved by Condition 8 Pursuant to Planning Permission Reference 2017/1718 as amended by 2026/ENQ/00409

Former William Freeman Site, Wakefield Road, Mapplewell, Barnsley, S75 6DN

Planning Portal Reference PP-15171542

Please find enclosed an application for approval of details reserved by condition 8 pursuant to planning permission 2017/1718 granted on 24 October 2018 as amended by Section 96a application 2026/ENQ/00409 for the following description of development:

“Application for Non-Material Amendment of application 2017/1718 (Residential development for up to 102 dwellings with associated infrastructure and access (Outline with all Matters Reserved apart from access)) to allow for minor amendments to the wording of conditions 5, 6, 8 and 12 to allow for a meaningful start on site to implement the permission”.

Condition 8 requirements

Condition 8 as amended by S96a requires the submission of levels details as follows:

“No development (excluding the agreed start on site works) shall take place unless and until full foul and surface water drainage details, including Yorkshire Water permission to discharge, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.”

A drainage strategy plan was submitted to support the Reserved Matters application (ref: 2021/1405) the detail of which was approved and listed on the decision notice under Condition 2: 21524-DR-C-0100 Drainage Strategy and Micro Drainage Calculations. The condition was however, never formally discharged. The wording of the condition was subsequently updated in June 2026 as part of a non-material amendment application (2026/ENQ/00409) required to support a Section 73 application amending the housetypes on the approved site layout (ref: 2026/0412) and to permit the necessary start on site works to secure the planning permission.

To support the amended layout and housetypes, the drainage strategy has been updated. The details of the S73 application are currently under determination through application 2026/0412. At the time of this submission the detail has been recommended for approval and a decision is expected by 25th August 2026. The attached drainage strategy plan maintains the principles set out in the previously considered drainage strategy (21524-DR-C-0100 Drainage Strategy) but has been updated to reflect the layout amends proposed through the Section 73 permission (2026/0412).

As part of the original Reserved Matters (2021/1405) application Yorkshire Water provided comments confirming that they had no objection to the principle details on the submitted drawings, this is set out on the accompanying letter dated 6th April 2023. It has been confirmed in advance of this submission with the Case Officer and LLFA that this consultee comment letter by Yorkshire Water, provides the permission to discharge, which is required to support the discharge of this condition.

We believe that the attached plans and consultee comment provide the information necessary to enable the discharge of planning condition 8.

Documents Submitted/Planning Assessment

The following documents have been submitted in support of this discharge of conditions application.

Document	Reference	Condition
Drainage Strategy	08.26003-ACE-ZZ-ZZ-D-C-1000 Rev.P4	8
Yorkshire Water Consultee Comments	X020866 – dated 6 th April 2026	8

Conclusion

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. However, should you require any further information then please do not hesitate to contact me.

Yours sincerely

Kat Crisp
Planning Manager