



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2026/0040

To Urbana Town Planning
Urbana Town Planning Ltd
Steel City House West Street
Sheffield
S1 1GQ

DESCRIPTION Variation of conditions 2 (Approved Drawing Schedule), 3 (Street Furniture and Signage Details), 5 (Parkour Area Details), 7 (Boundary Treatments), 10 (Hard and Soft Landscaping) and 13 (Management and Maintenance Plan) of planning application 2024/0475: Application for reserved matters relating to details pertaining layout, appearance, landscaping and scale of proposed activity park and associated buildings and infrastructure (relating to outline planning application 2022/0434).

LOCATION Schwabisch Gmund Way, Barnsley, S71 1AY

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 27/01/2026 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be carried out in accordance with the plans and documents approved by condition discharge application ref: 2025/0258 unless otherwise set out in the conditions below.

Reason: For the purposes of clarity and in accordance with Local Plan Policy GD1: General Development.

- 2 The development hereby permitted shall be carried out in accordance with the following plans and documents except as may be substituted with subsequently approved details:
 Site Location Plan and Application Boundary, Drawing No: BALU BBA YAP XX DR L 1005, Rev: P02, Received: 30.7.2024
 Landscape Masterplan, Drawing No: BALU BBA YAP XX DR L 1012, Rev: P15, Received: 20.3.2026
 Detail Area Plan- Social Activity Zone and Canopy Information, Drawing No: BALU BBA YAP XX DR L 2003, Rev: P01, Received: 17.7.2024
 Proposed Cut and Fill, Drawing No: 24053- ARC - XX - XX - DR - C - 6001, Rev: P6, Received 26.2.2025
 Proposed Finished Ground Levels, Drawing No: 24053 - ARC - XX - XX - DR - C - 6000, Rev: P6, Received: 26.2.2025
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1: High Quality Design and Place Making.
- 3 The street furniture and signage shall be installed in accordance with document: Landscape Materials Schedule – Rev P09 – Rec 20.3.2026.
Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.
- 4 The Parkour Area shall be built in accordance with documents:
 Barnsley Parkour Park Layout 1,
 Barnsley Parkour Park Layout 2 and
 Barnsley Parkour Park Layout 3
Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.
- 5 The boundary treatments shall be installed in accordance with documents:
 Fencing Plan - BALU BBA YAP XX DR L 2201 – Rev P02;
 Hard Landscaping Details 1 – Landscape Details. Hard, BALU BBA YAP XX DR L 7001, Rev: P02, Rec 20.3.2026;
 Hard Landscaping Details 2 – Landscape Details. Hard, BALU BBA YAP XX DR L 7002, Rev: C01
Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.
- 6 Soft Landscaping Strategy 1 of 2, BALU BBA YAP XX DR L 2001, Rev: C01
 Soft Landscaping Strategy 2 of 2, BALU BBA YAP XX DR L 2002, Rev: C04
 External Finishes and Furniture Plan, BALU BBA YAP XX DR L 2010 – Rev P02 , Rec: 10.3.2026
 Block Paving Layout Plan- Paving Areas 1 and 2, BALU BBA YAP XX DR L 2011 – Rev C01
 Hard Landscaping Details 1 – Landscape Details. Hard - BALU BBA YAP XX DR L 7001 – Rev P02, Rec 20.3.2026
 Hard Landscaping Details 2 – Landscape Details. Hard - BALU BBA YAP XX DR L 7002 – Rev C01
 Soft Landscaping Details - Landscape details. Soft - BALU BBA YAP XX DR L 7003 – Rev C01
 Landscape Materials Schedule – Rev P09 – Rec 20.3.2026
 Detailed External Works Plan. Zone 1 (1 of 4) , BALU BBA YAP XX DR L 8001, Rev: P02, Rec 20.3.2026
 Detailed External Works Plan. Zone 2 (2 of 4) , BALU BBA YAP XX DR L 8002, Rev: P01
 Detailed External Works Plan. Zone 3 (3 of 4) , BALU BBA YAP XX DR L 8003, Rev: P01
 Detailed External Works Plan. Zone 4 (4 of 4) , BALU BBA YAP XX DR L 8004, Rev: P01
Reason: To provide a high quality development in accordance with Local Plan Policy D1: High Quality Design and Place Making.

- 7 The management and maintenance of proposed carriageways, footways, footpaths, street furniture and signage shall be undertaken in accordance with document: Landscape Maintenance and Management Plan, Doc No: BALU-BBA-ZZ-ZZ-T-L-0002-C01 For the lifetime of the development.
Reason: To ensure that the development and landscaped areas are appropriately managed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4: New development and Transport Safety.
- 8 Prior to the development being brought into use, the scheme for the provision of removable bollards across the Mottram Way vehicular access shall be fully implemented and thereafter retained and maintained in good working order for the lifetime of the development.
Reason: To ensure that satisfactory access arrangements are provided, in the interests of highway safety and in accordance with Local Plan Policy T4: New development and Transport Safety.
- 9 Plant noise levels shall be limited to a rating level (L_A,T_r dB) that is no more than +1dBA above background noise levels at the façade of the nearest Noise Sensitive Receptors (NSRs). Individual plant items may need to be designed to a lower limit such that the cumulative noise level of all plant items operating simultaneously achieves the stated criteria. Should the plant contain acoustically distinguishable features such as intermittency, tones or impulsiveness, appropriate penalties (as defined in BS 4142: 2014) shall be applied to determine the maximum acceptable sound pressure level at the façade of the NSRs.
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: Pollution Control and Protection.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 9 April 2026

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line extending to the right.

Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

STATUTORY BIODIVERSITY NET GAIN CONDITION

DEEMED CONDITION

(As required Schedule 7a of the Town and Country Planning Act 1990 (as amended) and inserted by the Environment Act 2021)

Development may not be begun unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority; and
2. The Local Planning Authority has approved the plan.

The Biodiversity Gain Plan must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) any biodiversity credits purchased for the development; and
- f) any such other matters as the Secretary of State may by regulations specify.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- g) name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- h) a description of the development and planning permission reference number (to which the plan relates);
- i) the [relevant date](#), for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- j) [the completed biodiversity metric calculation tool\(s\)](#), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the [relevant date](#), and post-development biodiversity value;
- k) a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- l) (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- m) pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the [relevant date](#), and drawn to an identified scale and showing the direction of North;
- n) a description of any [irreplaceable habitat](#) on the land to which the plan relates which exist on the [relevant date](#), and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- o) if [habitat degradation](#) has taken place:
 - i. a statement to this effect,
 - ii. the date immediately before the degradation activity,
 - iii. the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
 - iv. any available supporting evidence for the value.

INFORMATIVE 1

When calculating the post-development biodiversity value of a habitat, the Local Planning Authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant

INFORMATIVE 2

The General Biodiversity Gain Condition has a separate legal basis in contrast to other planning conditions and will apply to all planning permissions, unless exempt. The General Biodiversity Gain Condition will therefore not appear on the decision notice along with the list of planning conditions imposed on the application, rather it will be referenced separately.

The General Biodiversity Gain Condition cannot be varied or removed by an application under section 73 of the Town and Country Planning Act. It also cannot be discharged as part of the grant of planning permission.

INFORMATIVE 3

A Biodiversity Net Gain Template can be found here:

<https://www.gov.uk/government/publications/biodiversity-gain-plan>

INFORMATIVE 4

The statutory deemed condition above is relevant to all major applications submitted since 12th February 2024 and to all non-major applications submitted after 2nd April 2024, unless exempt.

The onus is on the applicant/agent to notify the Local Planning Authority at developmentmanagement@barnsley.gov.uk if the application was exempt and provide the reasons for the exemption. Exemptions can be found at this link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>