

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

09 July 2026

Your ref: B/1302

Dear Sir/Madam,

**Application for Approval of Details Reserved by Condition 18 Pursuant to Planning Permission Reference 2017/1718**

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

Planning Portal Reference PP- 15030077

Please find enclosed an application for approval of details reserved by condition 18 pursuant to planning permission 2017/1718 granted on 24 October 2018 for the following description of development:

“Residential development for up to 102 dwellings with associated infrastructure and access (Outline with all Matters Reserved apart from access”.

Condition 18 requirements

Condition 18 requires the submission of a Construction Method Statement as follows:

*“No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.*

*The statement shall provide for:-*

*The parking of vehicles of site operatives and visitors;*

*Means of access for construction traffic;*

*Loading and unloading of plant and materials;*

*Storage of plant and materials used in constructing the development;*

*Measures to prevent mud/debris being deposited on the public highway.”*

The Construction Method Statement (CMS) has been prepared by Vistry. The CMS responds to the condition and provides details of the staged means of access for the programmed works and construction traffic, the locations for parking of vehicles for site operatives and visitors. Details of the loading and unloading of and storage of materials and plant during the construction of the development and measures to prevent mud/ debris being deposited on the public highway.

A staged approach to the access of the site is required due to the timescales involved with the implementation of the planning permission. Stage 1 includes the use of the historic factory entrance

via a Section 184 agreement. A dropped kerb is required to enable access into the site. The stage 1 works include the relevant devegetation and earthworks to enable the delivery of the foundations to Plots 3 and 4 as the agreed start on site works through the Section 96a application (ref: 2026\ENQ\00409). Once these works are completed the kerb is to be reinstated.

Alongside these works a Section 278 Agreement will be submitted for approval to enable the delivery of the main site access, this will then become the primary access for the remainder of the proposed construction works. This approach is clearly set out within the CMS and follows discussions and agreements in principle with Highways Officers; subject to the approval of the detail contained within this application.

The CMS report dated 09 July 2026 is sufficient to discharge condition 18, which can, therefore, look to be approved without any unnecessary delay.

#### Documents Submitted/Planning Assessment

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

| Document                      | Reference          | Condition |
|-------------------------------|--------------------|-----------|
| Construction Method Statement | Dated 09 July 2026 | 18        |

#### 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**