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**Growth and Sustainability  
Regeneration and Culture  
Planning and Building Control**

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Ref: 2025/0193  
Date: 17th December 2025  
Enquiries Jess Duffield  
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Dear Mr Joseph Fisher, Johnson Mowat Planning Ltd

**RE: Discharge of condition 22 of planning application 2019/1573: 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**

Thank you for submitting an application for the discharge of condition 22 (common area landscaping) relating to application ref: 2019/1573.

**We confirm that the information provided was partially satisfactory and the following conditions are discharged in PART:**

**CONDITION 22 – DISCHARGED IN PART**

Prior to the approval of the first reserved matters the applicant shall submit to the Local Planning Authority for approval a scheme for the specification and provision of:

1. new/improved/replacement public rights of way on a phased basis, which shall all be of adoptable multi user standards and shall be completed prior to the occupation of each building
2. Landscaping of the common areas on a phased basis, based on Landscape Mitigation Plan 334-ES-01 REV A
3. Ecological Habitat creation and management relating specifically for protected and notable species based on Landscape Mitigation Plan 334-ES-01 REV A and Biodiversity Impact Assessment REV B
4. Boundary treatment (excluding on-plot boundary treatment) on a phased basis
5. Fencing to Public Rights of Way on a phased basis
6. Management responsibilities and maintenance schedules for all the common areas of the development on a phased basis.

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EXCELLENCE**



Thereafter the agreed scheme shall be implemented prior to the occupation of any development plot and shall be maintained for the duration of the development. Subsequently, with each reserved matters application, the approved scheme shall be updated and submitted to the Local Planning Authority for approval in writing for each subsequent plot. The approved document shall be implemented prior to the first occupation of the plot to which it refers. Any trees or shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

**Reason: To safeguard the visual appearance and character of the area.\a**

*Plans and details related to the common areas of landscaping within Plot 7 as identified on the outline masterplan have been reviewed. The information as received on 18/9/2025 are consistent with the information submitted for the associated reserved matters application and are therefore considered to be acceptable. The condition can be discharged in part in relation to the relevant plot.*

*Jessica Duffield*

Senior Planning Officer (Inner Area Team)

For and on behalf of

Development Management

Garry Hildersley

Head of Service for Planning, Policy and Building Control

[www.barnsley.gov.uk/developmentmanagement](http://www.barnsley.gov.uk/developmentmanagement)