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Planning and Building Control
Barnsley MBC
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Our ref.
Your ref. 2019/1573

16 July 2021

Submitted via Planning Portal only

Dear Ms Ward

PLANNING PERMISSION REF. 2019/1573
“GATEWAY 36” EMPLOYMENT DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND
APPLICATION TO DISCHARGE PLANNING CONDITIONS
PLANNING PORTAL REF. PP-09891444

Please find enclosed application, submitted on behalf of Harworth Group, for partial discharge of the following condition(s) of planning permission ref. 2019/1573 for employment development, specifically in relation to on-plot landscaping of the first development phase within the Phase 2 site.

The submission comprises the following plans and documents:

Condition	Submitted Material
<ul style="list-style-type: none">• 35 – On-plot landscaping• 36 – On-plot landscape management.• 44 – On-plot levels & surfaces	<ul style="list-style-type: none">• Location Plan ref. 12006-2 (P)100C• Landscape Plan [Plots 1-3] ref. 12006-2-VL_L01C• Landscape Plan [Plots 1] ref. 12006-2-VL_L02C• Landscape Plan [Plots 2] ref. 12006-2-VL_L03C• Landscape Plan [Plots 3] ref. 12006-2-VL_L04C• Landscape Specification ref. 12006-2-VL_L05• Proposed site plan ref. 12006-2 (P)111G• Detailed site plan-Plot 1 ref. 12006-2 (P)112F• Detailed site plan-Plot 2 ref. 12006-2 (P)113D• Detailed site plan-Plot 3 ref. 12006-2 (P)114D• Landscape Maintenance & Mgmt Plan ref. 12006-2-VL-R01A• Proposed Levels Plan ref. Y20112-D100-REV4• Proposed Drainage Layout s1of3 ref. Y20112-D200 rev.2• Proposed Drainage Layout s2of3 ref. Y20112-D201 rev.2

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	<ul style="list-style-type: none">Proposed Drainage Layout s3of3 ref. Y20112-D202 rev.2
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This application seeks partial discharge of this condition as set out below:

Approval Sought	Extent of Approval
Partial	<ul style="list-style-type: none">All parts of the conditionFirst phase of built development (Phase 2A.1) as defined by dashed red line shown on the Location Plan ref. 12006-2 (P)100C


This application is submitted alongside an application for approval of reserved matters relating to the first phase of the Gateway 36 Phase 2 site development. Please see also the explanatory notes appended to this letter.

I trust that this submission satisfies the requirements of these conditions and will allow it to be formally discharged for the applicable phase / area of the site.

If you have any queries or there are any matters that it would assist to discuss further, then please contact me by email or by the telephone number above. Otherwise I would be grateful to receive confirmation of the validation of this application and the target date for determination.

Yours sincerely


Hamish Robertshaw
Director

Enc.

cc. Harworth Group

Condition 35 – On-Plot Landscaping

Condition 35 of planning permission reference 2019/1573 states:

Prior to the commencement of development of each plot, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of each building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

Note

The following drawings are submitted that provide full details of the soft landscaping works proposed on each plot, including details of the species, positions and planted heights of proposed trees and shrubs:

- Landscape Plan [Plots 1-3] ref. 12006-2-VL_L01C
- Landscape Plan [Plots 1] ref. 12006-2-VL_L02C
- Landscape Plan [Plots 2] ref. 12006-2-VL_L03C
- Landscape Plan [Plots 3] ref. 12006-2-VL_L04C
- Landscape Specification ref. 12006-2-VL_L05

Further description of the on-plot landscape planting scheme is provided in Section 5 (p20) of the Design and Access Statement (ref. 12006-2-DA01A) submitted with the reserved matters application for this phase of development.

For the avoidance of doubt, within the plots there are no existing trees and hedgerows to be retained.

Details of the hard landscaping, features and boundary treatments are shown on the following drawings:

- Proposed site plan ref. 12006-2 (P)111G
- Detailed site plan-Plot 1 ref. 12006-2 (P)112F
- Detailed site plan-Plot 2 ref. 12006-2 (P)113D
- Detailed site plan-Plot 3 ref. 12006-2 (P)114D

Condition 36 – On-Plot Landscape Management

Condition 36 of planning permission reference 2019/1573 states:

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas for each plot, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management specifications shall thereafter be carried out in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

Note

The following landscape management plan document is submitted for approval in relation to the plots forming the Phase 2A.1 built development:

- Landscape Maintenance & Management Plan ref. 12006-2-VL-R01A

Condition 44 – On-Plot Surfaces

Condition 44 of planning permission reference 2019/1573 states:

Prior to the first occupation of the development hereby permitted, sufficient space shall be provided within each plot for pedestrian and bicycle access and egress, and for bicycles and motorised vehicles to park, turn and re-enter the highway in a forward gear. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the LPA and retained thereafter available for that specific use.

Reason: In interests of satisfactory development and highway safety in accordance with Local Plan Policy T4 new development and Transport Safety.

Note

The development shall conform to this condition by providing the necessary space for access and circulation prior to occupation. The following drawings set out the detailed scheme of levels, surfaces and drainage for approval by the local planning authority:

- Detailed site plan-Plot 1 ref. 12006-2 (P)112F
- Detailed site plan-Plot 2 ref. 12006-2 (P)113D
- Detailed site plan-Plot 3 ref. 12006-2 (P)114D
- Proposed Levels Plan ref. Y20112-D100-REV4
- Proposed Drainage Layout s1of3 ref. Y20112-D200 rev.2
- Proposed Drainage Layout s2of3 ref. Y20112-D201 rev.2
- Proposed Drainage Layout s3of3 ref. Y20112-D202 rev.2