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Telephone
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Our ref.
Your ref. 2021/1007

14 February 2022

Submitted via Planning Portal only

Dear Ms Ward

PLANNING PERMISSION REF. 2021/1007
"GATEWAY 36" EMPLOYMENT DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND
APPLICATION FOR DISCHARGE OF CONDITION 3
PLANNING PORTAL REF. PP-11034142

Please find enclosed application, submitted on behalf of Harworth Group, to seek discharge of the following condition of reserved matters planning permission ref. 2021/1007 for employment development.

The submission comprises the following plans:

Condition	Submitted Material
3	• Proposed Levels Plan ref. Y20112-D100-REV8 • Proposed Drainage Layout s1of3 ref. Y20112-D200-REV4 • Proposed Drainage Layout s2of3 ref. Y20112-D201-REV4 • Proposed Drainage Layout s3of3 ref. Y20112-D202-REV4 • Manhole Schedules ref. Y20112-D205-REV2 • Access Road Longsection ref. Y20112-D300-REV2 • Proposed Road Cross Sections ref. Y20112-D301-REV1 • Section 38 Highway Details ref. Y20112-D700-REV1 • Proposed Street Lighting ref. Y20112-LTG-5000 • Lighting Design Report - Y20112 • Lighting Design Roadway Report - Y20112 • Lighting Designers' Hazard Analysis and Risk Assessment - Y20112

The wording of this condition is appended to this letter for ease of reference together with notes in relation to this submission.

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[REDACTED]

I trust that the above document satisfies the requirements of this condition and will allow it to be discharged without delay.

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

[REDACTED]

Hamish Robertshaw
Director

Enc.

cc. Harworth Group

Condition 3

Condition 3 of planning permission 2021/1007 regarding highway construction details states:

No construction of the streets proposed for highway adoption including accesses shall be commenced until full engineering, drainage, street lighting and constructional details of these have been submitted to and approved in writing by the LPA. The development shall, thereafter, be constructed in accordance with the approved details.

Notes

The general arrangement of the road and accesses within the Phase 2A.1 part of the Gateway 36 development is shown on drawing ref. 12006-2 (P)111 rev.J approved by reserved matters planning permission 2021/1007.

The enclosed set of drawings provides the full engineering, drainage, street lighting and constructional details of the roads and accesses to be constructed within Phase 2A.1. The roads and associated infrastructure is designed to adoptable standards.

Harworth Group has appointed a main contractor for this phase of development (Caddick Construction Ltd) and will commence construction shortly.

In consideration of the infrastructure associated with this phase of development including its long term management and maintenance, Harworth Group expects that this spur road (i.e. that which adjoins the previously approved Section 38 spine road and provides access to the three plots) is to remain in private ownership and not be put forward for adoption.

Notwithstanding that the wording of the condition suggests that approval is required only for the details of those 'streets proposed for highway adoption', the Council's approval of the submitted details is hereby sought.

As construction of the road forms an early part of the contractor's programme of works the soonest approval of these details requested, so as not to delay progression of the development and ultimately the occupation of the units by businesses.