

Our Ref: 04B900491/GB/ED
Your Ref: PP-09675551

26 March 2021

Planning and Transportation Service Planning and Building Control
Barnsley MBC
PO Box 634
Barnsley
S70 9GG

Dear Sir or Madam,

Application to partially discharge conditions 7, 8, 14 and 17 relating to planning permission Ref. 2018/0279

I am writing to you on behalf of my client Barnsley Metropolitan Borough Council ('the Applicant') who is seeking to partially discharge conditions 7, 8, 14 and 17 of planning permission reference 2018/0279.

This discharge of condition application relates only to Cheapside, May Day Green and Queen Street (as shown shaded blue on the accompanying Phasing Plan).

Planning permission was approved by Barnsley Metropolitan Borough Council on 25th July 2018 under application reference 2018/0279 for the following development:

"Erection of permanent structures and associated public realm works."

Condition 7

Condition 7 of planning permission reference 2018/0279 states:

"Upon commencement full foul and surface water drainage details, including a scheme to reduce surface water run-off by at least 30% and a programme of works for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details."

Reason: To ensure proper drainage of the area, in accordance with Core Strategy policy CSP4."

Supporting Information

To support this application to partially discharge condition 7 of planning permission 2018/0279, the following information has been submitted via the Planning Portal:

Description	Reference
Queen Street Drainage	BBTC_BMB_N3_C_G700_PL_00_21 Rev B
Queen Street Proposed Levels/Contours	BBTC_BMB_N3_C_G700_PL_00_23 Rev B

Description	Reference
Queen Street additional surfacing details	BBTC_BMB_N3_C_G700_PL_00_24 Rev B
Cheapside / May Day Green Proposed Drainage	BBTC_BMB_N1_C_G700_PL_00_03 Rev B
Cheapside / May Day Green Proposed Levels	BBTC_BMB_N1_C_G700_PL_00_01 Rev B

Condition 8

Condition 8 of planning permission reference 2018/0279 states,

“Upon commencement of development 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. Thereafter the approved hard landscaping details shall be implemented in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality, in accordance with Core Strategy Policy CSP 29.”

Supporting Information

To support this application to partially discharge condition 8 of planning permission 2018/0279, the following information has been submitted via the Planning Portal:

Description	Reference
Public Realm General Arrangement Plan – Phase 2 Construction Area prepared by IBI	BBTC_IBI_N1_L_G700_PL_00_06 Rev E
50035 Barnsley Public Realm – Master Landscape Specification prepared by IBI	BBTC_IBI_N1_L_SPC_1 Rev L
Cheapside Retaining Seating Wall Details prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_01 Rev D
Seat Unit Type BE1 Details prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_02 Rev H
Typical Tree Pit Details prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_03 Rev C
Tree Pit Detail in Soft and Planting Detail prepared by IBI	BBTC_IBI_N1_L_G700_DT_00_43 Rev A
Tree Pit Detail in Soft prepared by IBI	BBTC_IBI_N1_L_G700_DT_00_32 Rev B
Seat Unit Type BE2 Details – Position 1 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_08 Rev B
Seat Unit Type BE1 Details – Position 2 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_09 Rev B

Description	Reference
Seat Unit Type BE1 Details – Position 3 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_10 Rev A
Seat Unit Type BE1 Details – Position 4 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_11 Rev B
Seat Unit Type BE1 Details – Position 5 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_12 Rev B
Seat Unit Type Be1 Details - Position 6 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_13 Rev A
Seat Unit Type Be1 Details - Position 7	BBTC_IBI_N3_L_G700_DT_00_14
Seat Unit Type Be1 Details - Position 9	BBTC_IBI_N3_L_G700_DT_00_15 Rev A
Public Realm Levels Plan – Cheapside [Alhambra] prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_02 Rev B
Public Realm Levels Plan – Cheapside and Queen Street [May Day Green] prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_03 Rev A (as approved under 2018/0279)
Public Realm General Arrangement Plan – Phase 1 Construction Area prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_05 Rev H
Public Realm General Arrangement Plan – Phase 3 Construction Area prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_06 Rev D
Queen Street Paving Patterns and Swatches prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_21 Rev C
Existing Site Plan – Whole Site prepared by IBI	BBTC_IBI_XX_L_G700_PL_00_03 (as approved under 2018/0279)

Condition 14

Condition 14 of planning permission reference 2018/0279 states,

“Upon commencement of development details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:

- *Definition of highway boundary;*
- *Provision of bollards to control vehicular movement;*
- *Provision of street furniture;*
- *Relocation of CCTV camera on Lambra Road;*
- *Measures to control parking both during construction and for the final scheme;*
- *Measures to control loading both during construction and for the final scheme;*

- Relocation of taxi rank;
- Provision of/ relocation of street lighting;
- Provision of/ relocation of highway drainage;
- Any necessary signing/lining;
- Provision of 10% of each specialist material for future maintenance;
- Any necessary resurfacing/reconstruction

The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic in accordance with Core Strategy policy CSP 26."

Supporting Information

To support this application to partially discharge condition 14 of planning permission 2018/0279, the following information has been submitted via the Planning Portal:

Description	Reference
<i>Definition of highway boundary</i>	
Extent of adopted highway prepared by Barnsley Metropolitan Borough Council	.Dn
<i>Provision of bollards to control vehicular movement</i>	
Heald HVM Systems	Quote ref: DH/19057/VH
Minimum Ground Bearing Pressure To Be 100kN Per m2 (Sheets 1 to 6 of 6) prepared by HEALD	HT2-Mat-EM-4-155-110APS Install Dwg no. 139010
Minimum Ground Bearing Pressure To Be 100kN Per m2 (Sheets 1 to 6 of 6) prepared by HEALD	HT2-Mat-EM-5R-155-110APS Install Dwg no. 142383
Hostile Vehicle Mitigation Measures - New St/Cheapside [CCP078] prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_23 Rev A
Hostile Vehicle Mitigation Measures - Pall Mall [CCP079] prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_24 Rev A
Hostile Vehicle Mitigation Measures - Albert St East [CCP079] prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_25 Rev B
Hostile Vehicle Mitigation Measures - Market Street [CCP079] prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_26

Hostile Vehicle Mitigation Measures - Interchange Square Option 2 [CCP080] prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_28 Rev A
Hostile Vehicle Mitigation Measures - Peel Square [CCP081] prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_31 Rev A
Scope of works by others – Pre prepared Installation prepared by HEALD	Document D0002-1
HEALD Bollard Options	
HEALD HT2-EM MATADOR	
HEALD HT3-EM MATADOR N3C VEHICLE TEST	
HEALD Matadors Worldwide Installations	
HEALD MANUAL MATADOR 4 SURFACE MOUNT SYSTEM	
HEALD Terms, Conditions and Further Information	
Existing Town Centre Restrictions	
Proposed Town Centre Restrictions	Revision 1
<i>Provision of street furniture</i>	
Seat Unit Type BE1 Details prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_02 Rev H
<i>Relocation of CCTV camera on Lambra Road</i>	
The location of this CCTV camera is at the junction of Wesley Street and Lambra Road.	
<i>Measures to control parking both during construction and for the final scheme</i>	
Barnsley Design and Access Statement prepared by IBI	BBTC_IBI_N1_L_RPT_3-A-DAS (as submitted under 2018/0279)
Glassworks Parking prepared by Henry Boot	
<i>Measures to control loading both during construction and for the final scheme</i>	
Tenant Handbook and Technical Specification prepared by Barnsley Metropolitan Borough Council (dated 02/03/2020)	
Barnsley Design and Access Statement prepared by IBI	BBTC_IBI_N1_L_RPT_3-A-DAS (as submitted under 2018/0279)
Vehicle Tracking – White Van prepared by Adept	BGW2-ACE-XX-XX-DR-C-G700-0180-P2

Instructions to Suppliers/Subcontractors prepared by Henry Boot Construction	BC09194 – Barnsley Glassworks Phase 2
Site Delivery Plan prepared by Henry Boot Construction	
<i>Relocation of taxi rank</i>	
This is not relevant to this phase.	
<i>Provision of/ relocation of street lighting</i>	
Lighting Strategy Plan – Public Realm – Proposed Lighting NTS prepared by IBI	BBTC_IBI_XX_L_G700_SK_00_01
Queen Street Street Lighting / Ducting	BBTC_BMB_N3_C_G700_PL_00_22 Rev B
<i>Provision of/ relocation of highway drainage</i>	
Queen Street Drainage	BBTC_BMB_N3_C_G700_PL_00_21 Rev B
Queen Street Proposed Levels / Contours	BBTC_BMB_N3_C_G700_PL_00_23 Rev B
Queen Street additional surfacing details	BBTC_BMB_N3_C_G700_PL_00_24 Rev B
Cheapside / May Day Green Proposed Drainage	BBTC_BMB_N1_C_G700_PL_00_03 Rev B
Cheapside / May Day Green Proposed Levels	BBTC_BMB_N1_C_G700_PL_00_01 Rev B
<i>Any necessary signing/lining</i>	
Signage / lining will form part of a wider town centre strategy / design being prepared which involves Traffic Regulation Orders being dealt with by BMBC.	
<i>Provision of 10% of each specialist material for future maintenance</i>	
Email exchange	
<i>Any necessary resurfacing/reconstruction</i>	
Queen Street Proposed Levels / Contours	BBTC_BMB_N3_C_G700_PL_00_23 Rev B
Queen Street additional surfacing details	BBTC_BMB_N3_C_G700_PL_00_24 Rev B
Cheapside / May Day Green Proposed Levels	BBTC_BMB_N1_C_G700_PL_00_01 Rev B

Condition 17

Condition 17 of planning permission reference 2018/0279 states,

“Prior to commencement of development full highway engineering construction details, (including highway retaining structure, and phasing of the highway works) shall be submitted

to and approved in writing by the Local Planning Authority. Development shall proceed in accordance with the approved details.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26."

Supporting Information

To support this application to partially discharge condition 17 of planning permission 2018/0279, the following information has been submitted via the Planning Portal:

Description	Reference
Cheapside Retaining Seating Wall Details prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_01 Rev D
Seat Unit Type BE1 Details prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_02 Rev H
Cheapside Typical Step Detail prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_05 Rev A
Cheapside Typical Handrail Detail prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_06 Rev C
Seat Unit Type BE1 Details - Position 1 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_08 Rev B
Seat Unit Type BE1 Details - Position 2 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_09 Rev B
Seat Unit Type BE1 Details - Position 3 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_10 Rev A
Seat Unit Type BE1 Details - Position 4 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_11 Rev B
Seat Unit Type BE1 Details - Position 5 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_12 Rev B
Seat Unit Type BE1 Details - Position 6 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_13 Rev A
Seat Unit Type BE1 Details - Position 7 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_14
Seat Unit Type BE1 Details - Position 9 prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_15 Rev A
Public Realm General Arrangement Plan Phase A prepared by IBI	BBTC-IBI-N3-L-G700-PL-00-01 Rev C (as approved under 2018/0279)
Public Realm Levels Plan - Cheapside and Queen St [May Day Green] prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_03 Rev A (as approved under 2018/0279)
Public Realm General Arrangement Plan - Phase 1 Construction Area prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_05 Rev H

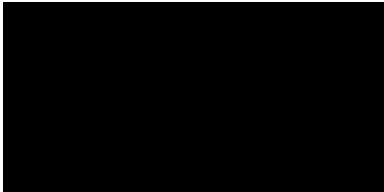
Description	Reference
Public Realm General Arrangement Plan – Cheapside and Queen St [May Day Green] prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_18 Rev A (as approved under 2018/0279)
Public Realm General Arrangement Plan – Peel Square prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_19 Rev B (as approved under 2018/0279)
Cheapside Paving Patterns and Swatches prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_20 Rev D
Queen Street Paving Patterns and Swatches prepared by IBI	BBTC_IBI_N3_L_G700_PL_00_21 Rev C
Sections A-F – Cheapside, Queen Street and Peel Square prepared by IBI	BBTC_IBI_N3_L_G700_SE_00_01 Rev A (as approved under 2018/0279)
Queen Street Drainage	BBTC_BMB_N3_C_G700_PL_00_21 Rev B
Queen Street Street Lighting / Ducting	BBTC_BMB_N3_C_G700_PL_00_22 Rev B
Queen Street Proposed Levels / Contours	BBTC_BMB_N3_C_G700_PL_00_23 Rev B
Queen Street additional surfacing details	BBTC_BMB_N3_C_G700_PL_00_24 Rev B
Cheapside / May Day Green Proposed Drainage	BBTC_BMB_N1_C_G700_PL_00_03 Rev B
Cheapside / May Day Green Proposed Levels	BBTC_BMB_N1_C_G700_PL_00_01 Rev B
Typical Tree Pit Detail prepared by IBI	BBTC_IBI_N3_L_G700_DT_00_03 Rev C
50035 Barnsley Public Realm – Master Landscape Specification	BBTC_IBI_N1_L_SPC_1 Rev L
Barnsley Design and Access Statement prepared by IBI	BBTC_IBI_N1_L_RPT_3-A-DAS (as submitted under 2018/0279)
Highway Boundary – Main Square prepared by IBI	BBTC_IBI_N1_L_G700_PL_00_29 Rev A
Glassworks Square Paving Patterns and Swatches [Sheet 3 of 3] prepared by IBI	BBTC_IBI_N1_L_G700_PL_00_05 Rev C
May Day Green Paving Patterns and Swatches [Sheet 2 of 3] prepared by IBI	BBTC_IBI_N1_L_G700_PL_00_03 Rev D
May Day Green Paving Patterns and Swatches [Sheet 1 of 3] prepared by IBI	BBTC_IBI_N1_L_G700_PL_00_02 Rev D
Kerb and Trim Details prepared by IBI	BBTC_IBI_N1_L_G700_DT_00_42 Rev B

**Fee**

The planning application fee of £141 (inclusive of the Planning Portal's administrative charge) has been paid by BACS directly to the Planning Portal.

I trust the above is sufficient to partially discharge conditions 7, 8, 14 and 17 of planning permission 2018/0279. If you have any queries, please contact me.

Yours faithfully



Georgina Blackburn
Planner



For and on behalf of Avison Young (UK) Limited