



**Planning and Building Control
Economic Regeneration - Place Directorate**
Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG
DevelopmentManagement@barnsley.gov.uk
www.barnsley.gov.uk/services/planning-and-buildings

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Graham

Surname

Connell

Company Name

Gregory Property (Barnsley) Limited

Address

Address line 1

c/o agent

Address line 2

Burley in Wharfedale

Address line 3

Town/City

Ilkley

County

Country

United Kingdom

Postcode

LS29 7DD

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Graham

Surname

Connell

Company Name

Wharfeside Planning Limited

Address

Address line 1

3 Great Pasture

Address line 2

Burley In Wharfedale

Address line 3

Town/City

Ilkley

County

Country

United Kingdom

Postcode

LS29 7DD

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 3no industrial/warehouse units (Use classes B2 and B8 and E(g)(ii) and E(g)(iii) totalling 11,585 sqm floorspace and associated works including provision of access, parking and landscaping (Amended Plans)

Reference number

2021/0479

Date of decision (date must be pre-application submission)

10/02/2023

Please state the condition number(s) to which this application relates

Condition number(s)

12,16,17

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

☒ Yes

☐ No

If Yes, please indicate which part of the condition your application relates to

IN EACH CASE< THE SECTION IN UPPER CASE ONLY

C12: NO DEVELOPMENT SHALL TAKE PLACE UNLESS AND UNTIL FULL FOUL AND SURFACE WATER DRAINAGE DETAILS, INCLUDING YORKSHIRE WATER PERMISSION TO DISCHARGE HAVE BEEN SUBMITTED TO AND APPROVED IN WRITING BY TYHE LOCAL PLANNING AUTHORITY. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.

C16: The site is located within a Coal Authority coal mining referral area due to the presence of extensive opencast backfill. As detailed in the JPG Geo-environmental desk top study report (ref 419-JPG-SW-XX-RP-G-0601-S2-P02) dated Feb 2021, the land could therefore be at risk from mining legacy risks such as ground instability and fugitive gas migration. SITE INVESTIGATIONS MUST THEREFORE BE UNDERTAKEN TO CONFIRM GROUND CONDITIONS AND FINALISE FOUNDATION DESIGN. THE SITE INVESTIGATION AND SUBSEQUENT DEVELOPMENT MUST BE UNDERTAKEN IN COMPLIANCE WITH CONSTRUCTION INDUSTRY RESEARCH AND INFORMATION ASSOCIATION PUBLICATION C758D "ABANDONED MINE WORKINGS MANUAL" WHERE APPLICABLE. A REPORT DETAILING THE FINDINGS OF THE INVESTIGATION AND ANY RECOMMENDED MITIGATION SHALL BE SUBMITTED FOR APPROVAL IN WRITING BY THE LOCAL PLANNING AUTHORITY, the development thereafter shall be carried out in accordance with the approved details. Responsibility for securing a safe and sustainable development rests with the developer and/or landowner"

C17

NOTWITHSTANDING THE SUBMITTED DETAILS, BEFORE ABOVE GROUND WORKS COMMENCE, DETAILS OF EXTERNAL LIGHTING SHALL BE SUBMITTED TO AND APPROVED IN WRITING BY THE LOCAL PLANNING AUTHORITY. THE DETAILS SHALL BE PROVIDED BY A SUITABLY QUALIFIED ECOLOGIST AND CLEARLY DEMONSTRATE THAT LIGHTING WILL NOT ADVERSELY IMPACT LOCAL RESIDENTIAL AMENITY OR WILDLIFE USING KEY CORRIDORS, FORAGING AND COMMUTING FEATURES AND ROOSTING SITES. THE DETAILS SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING:

- (I) A DRAWING SHOWING SENSITIVE AREAS, DARK CORRIDORS AND BUFFER AREAS;
- (II) TECHNICAL DESCRIPTION, DESIGN OR SPECIFICATION OF EXTERNAL LIGHTING TO BE INSTALLED INCLUDING SHIELDS, COWLS OR BLINDS WHERE APPROPRIATE;
- (III) A DESCRIPTION OF THE LUMINOSITY OF LIGHTS AND THEIR LIGHT COLOUR;
- (IV) A DRAWING(S) SHOWING THE LOCATION AND WHERE APPROPRIATE THE ELEVATION AND HEIGHT OF THE LIGHT FIXINGS;
- (V) METHODS TO CONTROL LIGHTING CONTROL (E.G. TIMER OPERATION, PASSIVE INFRARED SENSORS (PIR)); AND
- (VI) LIGHTING CONTOUR PLANS, BOTH HORIZONTAL AND VERTICAL WHERE APPROPRIATE, TAKING INTO ACCOUNT HARD AND SOFT LANDSCAPING.
- (VII) THE LIGHTING SCHEME SHALL BE DESIGNED SO THAT IT DOES NOT IMPACT ON THE RESIDENTIAL AMENITY OF NEARBY DWELLINGS

Once agreed, the lighting scheme shall be implemented in full for the lifetime of the development.

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

C12: Proposed drainage layout;Typical drainage details (3 sheets); Typical attenuation tank; Hydrobrake details (x3); Manhole schedules; Pond sections.

C16: COAL MINING RISK ASSESSMENT AND COAL RECOVERY REPORT ;
GEOENVIRONMENTAL GROUND INVESTIGATION

C17 Ecology note

Proposed external lighting lux plot site plan

Proposed external lighting site plan, both including luminaire details

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
- ☒ No

Declaration

I / We hereby apply for Approval of details reserved by a condition (discharge) as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Graham Connell

Date

30/03/2023