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WAD /008  
7<sup>th</sup> December 2018

Dear Sirs

**Town and Country Planning Act 1990 (as amended)**

**Application Ref: 2018/1334**

**Variation of condition 2 (approved plans) of planning permission 2018/0745 to enable changes to approved elevation plans - Erection of A3 café and drive through facility with provision of associated access, parking and substation  
Discharge of conditions 6/ 9 of Application**

The above planning consent was subjected within conditions 6. and 9. to demonstrate reduced Carbon Dioxide emissions and how it would achieve a Very Good BREEAM standard:

6. Upon commencement of development, details of a scheme to reduce the developments carbon dioxide emissions by at least 15% by using decentralised, renewable or low carbon energy sources or other appropriate design measures 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 and upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that at least a 15% reduction in carbon dioxide emissions has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a 15% reduction in carbon dioxide emissions, full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in accordance with the approved timetable and all the approved measures shall be retained as operational thereafter.

**Reason: In the interest of sustainable development, in accordance with Core Strategy policy CSP5.**

9. The proposed development shall achieve BREEAM standard of 'very good' or equivalent. Upon completion of the development, an energy performance certificate shall be provided to the Local Planning Authority demonstrating that the required standard has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.

**Reason: In the interest of sustainable development, in accordance with Core Strategy Policy CSP2.**

These conditions are imposed as they form part of the Adopted Development Plan within the Barnsley Core Strategy, which was adopted in 2011. Due to the age of these policies and subsequent changes within Building Regulations the principles these policies seek to achieve have now been overtaken by Fabric First Construction Techniques. The proposed scheme will be using the latest construction methods and modern materials in order to achieve these principles through compliance with the latest building regulations. The accompanying Sustainability Statement from Peak Sustainability demonstrates how the developer has given full consideration to the policies within the plan and therefore the Planning Authority are respectfully requested to discharge these two conditions accordingly.

We look forward to your acknowledgement of this application

Yours faithfully

A handwritten signature in black ink, appearing to read 'TWB', with a stylized flourish at the end.

Thomas W Beavin