

Miss Rebecca Larder
Barnsley Metropolitan Borough Council
PO Box 634,
Barnsley,
S70 9GG

24 August 2026

Your ref: B/1302

Dear Sir/Madam,

Application for Approval of Details Reserved by Condition 3 Pursuant to Planning Permission Reference 2026/0412

Former William Freeman Site, Wakefield Road, Mapplewell, Barnsley, S75 6DN

Planning Portal Reference PP-15247428

Please find enclosed an application for approval of details reserved by condition 3 pursuant to planning permission 2026/0412 granted on 24 August 2026 for the following description of development:

“Variation of conditions 2 (Approved Plans), 3 (Levels), 4 (Air Quality Mitigation), 5 (Trees), 6 (Highways Adoption Plan), 10 (Cycle Parking), 11 (Noise Mitigation), 13 (Boundary Treatment to Plots 1-7), 15 (CEMP) and 16 (Hampton Windows) of planning application 2021/1405 : Reserved Matters (appearance, landscaping, layout and Scale) application for development of 91 homes, structural planting and landscaping, surface water attenuation and associated infrastructure in connection with outline planning permission 2017/1718 (Outline planning for up to 102 homes) (Amended Plans)”.

Condition 3 requirements

Condition 3 requires the submission of the Section 38 details related to the streets to be put forwards for highways adoption noting:

“No development, (excluding the works agreed as necessary to make a meaningful start on site) shall commence until full construction, engineering, drainage and street lighting details of the streets proposed for highway adoption have been submitted to and approved in writing by the LPA. Once approved the development shall, thereafter, be constructed in accordance with the approved details.”

The accompanying drawings in the table below provide the detail of the construction, engineering, drainage and street lighting required by Condition 3. The details have been submitted to the Council's Local Highways Authority separately through the Section 38 adoption process, none of the information in this condition should be new to the Highways Authority, and can therefore, look to be discharged without delay.

The street lighting detail is currently awaited from the Council's street lighting team, this will be provided in support of this discharge of this condition once available.

The submitted information is sufficient to allow the discharge of this condition.

Documents Submitted/Planning Assessment

The following documents have been submitted in support of this discharge of conditions application.

Document	Reference	Condition
S38 General Arrangement	08.26003-ACE-ZZ-ZZ-D-C-2000 Rev.P3	3
S38 Road Marking Layout	08.26003-ACE-ZZ-ZZ-D-C-2010 Rev.P2	3
S38 Kerbing Layout	08.26003-ACE-ZZ-ZZ-D-C-2020 Rev.P2	3
S38 Long Sections	08.26003-ACE-ZZ-ZZ-D-C-2030 Rev.P2	3
S38 Highways Construction 1 of 3	08.26003-ACE-ZZ-ZZ-D-C-2080 Rev.P3	3
S38 Highways Construction 2 of 3	08.26003-ACE-ZZ-ZZ-D-C-2081 Rev.P2	3
S38 Highways Construction 3 of 3	08.26003-ACE-ZZ-ZZ-D-C-2082 Rev.P2	3
S38 Drainage Layout	08.26003-ACE-ZZ-ZZ-D-C-2100 Rev.P2	3
S38 Gully Catchment Plan	08.26003-ACE-ZZ-ZZ-D-C-2110 Rev.P2	3
S38 Surfacing Layout	08.26003-ACE-ZZ-ZZ-D-C-2190 Rev.P3	3

Conclusion

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. However, should you require any further information then please do not hesitate to contact me.

Yours sincerely

Kat Crisp
Planning Manager