



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Mr J Fisher
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My Ref: 2021/1007 & 2024/ENQ/00515
Your Ref:
Date: 07/10/2025
Enquiries Elaine Ward
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By email

Dear Sir

APPLICATION SUBMITTED UNDER SECTION 96A OF THE TOWN AND
COUNTRY PLANNING ACT (1990) AS AMENDED

APPLICATION FOR NON-MATERIAL AMENDMENT to planning permission
Erection of 3no. buildings for industrial (class E(g)(iii)/B2) or storage and distribution
(class B8) use with associated spur road, yards, parking, landscaping and drainage
infrastructure (Reserved matters of outline planning permission 2019/1573 for Phase
2A.1 seeking approval of appearance, landscaping, layout and scale
Land to the north and south of Dearne Valley Parkway, Hoyland, Barnsley

I refer to the above referenced application for a Non-Material amendment to reserved
matters approval reference 2021/1007 granted on 18/01/2022

Approval is sought by the Non- Material Amendment to make minor changes to the
footpaths, earthwork levels, landscape features and off-plot landscape planting

Section 96A (1) gives the power to a Local Planning Authority to make a change(s) to
a planning permission if the change(s) is/are not material.

The proposals have been reviewed by the Planning Case Officer, Biodiversity Officer,
Public Rights of Way Officer and Highways team. It is considered that
these amendments will not impact significantly on public rights of ways, biodiversity,
or highways, including highways structures, nor alter the nature or scale of the
original permission, nor is it likely to result in loss of visual amenity.

The changes would not result in any development which lies outside of the
description of development, nor does it exceed the redline boundary of planning
permission 2021/1691

Overall, the proposed changes are inconsequential in terms of its scale in
relation to the original permission. The proposed changes are therefore
considered to be non-material and slightly amended wording for Condition 2 of
the original decision is proposed.

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Taking into account all of the above the **non-material amendment is acceptable.**

Condition 2 as stated on decision ref. 2021/1007 dated 18 January 2022 (as previously amended by NMA 2022/ENQ/00245) is deleted and replaced by the following condition:

The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:

Location Plan ref. 12006-2 (P)100C
Block Plan ref. 12006-2 (P)101C
Masterplan ref. 12006-2 (P)110K
Proposed site plan ref. 12006-2 (P)111JK
Detailed site plan-Plot 1 ref. 12006-2 (P)112H
Detailed site plan-Plot 2 ref. 12006-2 (P)113H
Detailed site plan-Plot 3 ref. 12006-2 (P)114H
Section 1 ref. 12006-2 (P)115D
Section 2 ref. 12006-2 (P)116E
Section 3 ref. 12006-2 (P)117E
Section 5 ref. 12006-2 (P)118F
Unit 1 Floor Plans ref. 12006-2 (P)120C
Unit 1 Elevations ref. 12006-2 (P)121L
Unit 1 Roof Plan ref. 12006-2 (P)122D
Unit 1 3D ref. 12006-2 (P)123B
Unit 2 Floor Plans ref. 12006-2 (P)125E
Unit 2 Elevations ref. 12006-2 (P)126J
Unit 2 Roof Plan ref. 12006-2 (P)127C
Unit 2 3D ref. 12006-2 (P)128A
Unit 2 Design Section ref. 12006-2 (P)129A
Unit 3 Floor Plans ref. 12006-2 (P)130D
Unit 3 Elevations ref. 12006-2 (P)131K
Unit 3 Roof Plan ref. 12006-2 (P)132C
Unit 3 3D ref. 12006-2 (P)133C
Unit 3 Design Section ref. 12006-2 (P)134B
Typical Bin Store Detail ref. 12006-2 (P)135
Typical Cycle Shelter Detail ref. 12006-2 (P)136A
Typical Fencing Detail ref. 12006-2 (P)138A
Typical Sub Station ref. 12006-2 (P)139
Typical Gas Kiosk ref. 12006-2 (P)140
Landscape Plan [Plots 1-3] ref. 12006-2- VL_L01F
Landscape Plan [Plots 1] ref. 12006-2- VL_L02F
Landscape Plan [Plots 2] ref. 12006-2- VL_L03F
Landscape Plan [Plots 3] ref. 12006-2- VL_L04F
Landscape Typology Sections ref. 334-UW-P- 003 Rev.B
Landscape Masterplan ref. 334-UW-P-004 Rev.N
Reinforced Soil Bank ref. 334-UW-P-006 Rev.A
Site Wide Planting Plan ref. 334-UW-P-007 Rev.H
Landscape Features Plan ref. 334-UW-P-008 Rev.H
Timber Foot Bridge ref. 334-UW-P-009
Self-binding Aggregate Surfaces ref. 334-UW- P-011
Typical Whip Planting Detail ref. 334-UW-P- 013
Rabbit Proof Fencing Detail ref. 334-UW-P- 014
Bench Detail ref. 334-UW-P-015
Picnic Bench Detail ref. 334-UW-P-016 Rev.A
Planting Plan Sheet 1 ref. 334-UW-P-018 Rev.E

Planting Plan Sheet 2 ref. 334-UW-P-019 Rev.E
Planting Plan Sheet 3 ref. 334-UW-P-020 Rev.E
Planting Plan Sheet 4 ref. 334-UW-P-021 Rev.E
Planting Plan Sheet 5 ref. 334-UW-P-022 Rev.E
S38 Entrance General Arrangement 334-UW- P-039 Rev. A
Footpath Realignment Plan 334-UW-P-040 Rev.C
Footpath Realignment Bank Retention Sections 334-UW-P-041 Rev.C
Footpath Realignment Bank Retention Details 334-UW-P-042 Rev.C
Soil Amelioration Plan 334-UW-P-055 Rev.A
Typical Tree Pit Detail 334-UW-P-062 Rev.-
Step Details 334-UW-P-068 Rev.-
Seating Area Detail Plan and Section 334- UW-P-069 Rev.-
Junction of Steps and Path Plan 334-UW-P- 075 Rev.-
Junction of Steps and Path Sections 334-UW- P-076 Rev.-
Footpath Signage Details 334-UW-P-077 Rev.-
Bat Boxes, Bird Box and Hibernaculum Landscape Detail 334-UW-P-078 Rev.-
S38 Entrance Gate Details 334-UW-P-079 Rev.B
Proposed Levels Plan ref. Y20112-D100- REV15
Proposed Earthworks Levels (Footpath Alterations) ref. 7241-HJCE-00-XX-DR-C-3004-Rev.P01
Footpath Diversion West –General Arrangement 7241-HJCE-XX-XX-DR-C-2002 Rev. P06
Site Sections Sheet 1 of 2 ref. Y20112-D601- REV5

Site Sections Sheet 2 of 2 ref. Y20112-D602- REV5
Site Sections Location Plan ref. Y20112-D603- REV3
Proposed Drainage Layout s1of3 ref. Y20112- D200 REV9
Proposed Drainage Layout s2of3 ref. Y20112- D201 REV9
Proposed Drainage Layout s3of3 ref. Y20112- D202 REV12
Visibility Splays ref. 21095.IN.02 Rev.A
Schemes, Specifications and Management Plans
Landscape Specification ref. 12006-2-VL_L05
Landscape Maintenance & Management Plan ref. 12006-2-VL-R01A
Habitat Creation, Biodiversity Mitigation and Enhancement Scheme ref. 6424 rev.A
Landscape and Ecological Management Plan Revision F (August 2025)
Drainage Strategy Report ref. AMF/DS/Y20112.v2, including Management and Maintenance Plan ref. VW/DMMP/AMF/DS/Y20112.v2
Biodiversity Off-Setting Report (Phase 2A.1) Rev.- (November 2021)
BREEAM Pre-Assessment Planning Note ref. 18680-ELDS rev.02
LVIA Addendum (including photomontages) ref. 334-UW-P-Rev.E
Biodiversity Impact Assessment (Phase 2A.1) Rev.D (November 2021)

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2021/1007 which still stands (other than condition 2). The two documents should be read in conjunction.

Yours sincerely



For and on behalf of:
Garry Hildersley
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement