



Our ref: RMID/ L1

3 March 2021

Elaine Ward
Senior Planning Officer
Planning and Building Control
Barnsley Metropolitan Borough Council
PO Box 634
Barnsley South Yorkshire
S70 9GG

By email only

Dear Elaine,

LAND AT MAPLE ROAD, WENTWORTH INDUSTRIAL ESTATE, TANKERSLEY

CLASS B8 STORAGE AND DISTRIBUTION WAREHOUSE WITH ANCILLARY B1 OFFICE SPACE AND ASSOCIATED ACCESS (2017/0599)

Planning Portal Ref: PP 09584271

Please find enclosed details and information to support the discharge of the following conditions attached to decision 17/0599 as follows;

Conditions 5 and 7 – Drainage

Please find enclosed details of the surface water drainage for the site in order to discharge conditions 5 and 7 of the permission.

Condition 8 – 15% reducing in carbon dioxide emissions

Please find attached the Part L EPC report which demonstrates that the building design is capable of delivering 15%. The building has been built out in accordance with the approved plans and the addition of PV's to achieve an EPC 'A' rated building.

A letter is enclosed from the contractor GMI, confirming that the building has been built in accordance with the approved plans and that the carbon reduction has therefore been achieved.

Condition 10 – BREEAM

The building design set out to achieve the required 'Very good' BREEAM rating, of which 42.64% has been achieved to date. A letter is enclosed from the energy assessors of the project which explains the assessment is a combined Design and Post Construction assessment with the final score and rating confirmed on receipt of the post construction evidence.

The letter and trackers confirm that the current post construction stage and states that whilst the assessment is yet to be completed, no issues are expected that will impact the post construction stage. It is therefore expected that the building will achieve the required target credits to secure the required "Very Good" rating. We therefore request that this condition is discharged.

Condition 12 – Refuse/ Waste details

The approved site layout plan 6157 SKD 012 which indicates a refuse area on the southern side of the building. The area is able to accommodate 4x 1100 litre bins to provide storage for disposal of general food and waste (1 bin), Cardboard recycling (2 bins) and plastic recycling (1 bin).

I trust the above and enclosed documents are sufficient to discharge the conditions but please do not hesitate to contact me if you need further information.

I look forward to receiving validation of the application in due course.

Yours sincerely

Rachael Martin

**Rachael Martin MRTPI
Associate**

Enc - As detailed above