



BARNSLEY
Metropolitan Borough Council

**Planning & Building Control Service
Development Management
Westgate Plaza
PO Box 603, Barnsley, S70 9FE
Head of Service: Joe Jenkinson**

Mr H Robertshaw
Johnson Mowat Planning Ltd
Coronet House
Queen Street
Leeds
LS1 2TW

Our ref 2019/1573 & 2020/ENQ/00924
Your Ref:
Date: 1st April 2021
Enquiries to: Elaine Ward
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Dear Sir/Madam

Non material amendment to planning permission 2019/1573 (extension of access point to serve the phase 3 site with resultant minor change to ground levels to accommodate substation) - Hybrid planning application for a development up to 102,193sqm of employment uses (use classes B1/B2 and B8) and associated works including provision of internal access roads, drainage and landscaping, a) Outline with all matters reserved apart from means of access; and b) full application for associated earthworks and creation of access points including new roundabout to access Local Plan allocation site ES15.

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 planning permission reference 2019/1573 Amended plans have been submitted to support the non-material amendment application.

This non-material amendment application seeks to make a minor amendment to the extent of the access point at the new roundabout to serve the Phase 3 site, together with a minor change to the proposed ground levels. The purpose of the amendment is to allow sufficient road to be built at the site access to allow construction of a substation (with associated layby as required by the highway authority). The proposed ground level changes are required to create a suitable landform for the substation adjacent to the access and to accommodate the active travel (multi-user)route.

The proposals have been reviewed by the Highways Development Control Manager and Senior Highways Engineer and is considered that these amendments will not impact significantly on highway safety, will not alter the nature or scale of the original permission, nor is it likely to result in loss of amenity to close by residential properties or loss of visual amenity.

Taking into about all the above I can confirm that your **non-material amendment is acceptable.**

As such, the following previously approved plans:



4652-2-JPG-SW-00-DR-D-1601-S2-P10 S278_General_Arrangement
4652-2-JPG-SW-00-DR-C-1203-S2-P07_Phase_3_Cut_Fill_Analysi 4652-2-JPG-
SW-00-DR-C-1202-S2-P07_Phase_3_Proposed_Earthwork_Levels

Will now be replaced with the following amended plans:

4652-2-JPG-SW-00-DR-D-1601-S2-P16 S278_General_Arrangement
4652-2-JPG-SW-00-DR-C-1202-S2-P12_Phase_3_Proposed_Earthwork_Levels
4652-2-JPG-SW-00-DR-C-1203-S2-P12_Phase_3_Cut_Fill_Analysis

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2019/1573 which still stands. The two documents should be read in conjunction.

Yours sincerely

For and on behalf of:
Joe Jenkinson BA (Hons) MSc
Head of Planning and Building Control
www.barnsley.gov.uk/developmentmanagement