

2 December 2022

Helen Willows
Planning and Transportation Service
Barnsley MBC
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S70 PFE

The Savills logo consists of the word "savills" in a lowercase, sans-serif font, colored red, set against a solid yellow square background.

Savills

Sent via the Planning Portal ref: PP-11732413

Belvedere
12 Booth Street
Manchester M2 4AW

Dear Helen,

**Peel Property (Investments) Limited
Units 3B and 3C, Peel Centre, Dryden Road, Barnsley
Discharge of Condition 3 on Planning Permission 2022/0708**

Introduction

We write on behalf of Peel Property (Investments) Limited to submit details to discharge Condition 3 of Planning Permission reference 2022/0708 for the creation of a new foodstore within Units 3B and 3C of the Peel Centre.

Application documents

The application comprises this covering letter and the following documents:

1. The Application Form.
2. Planning Permission reference 2022/0708.
3. Specification for the Drilling and Grouting of Shallow Mine Workings, prepared by Sirius, dated November 2022.

The Permission

The application seeks to discharge Condition 3 attached to Planning Permission Reference 2022/0708 which was approved on 8 November 2022. The description of the approved development is: *'Full planning application for external alterations to amalgamate Units 3B and 3C, construction to both units a rear extension measuring 508sqm, demolition of existing mezzanine floor and construction of a new mezzanine floor measuring 323sqm, together with permission to sell food and drink goods from up-to 1,174 sqm from the combined and extended unit and permission for all other associated works'*

The planning permission has 10 conditions attached. This application seeks to discharge Condition 3 which relates to the submission specifications for the remedial treatment works associated with shallow coal mining legacy.

Condition 3

Condition 3 states:

'No development shall commence before a report detailing the specifications of the remedial treatment works required to address land instability arising from shallow coal mining legacy has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved remedial works shall be carried out in full in order to ensure that the site is made safe and stable for the development proposed. The development shall not be brought into use before a signed statement or declaration prepared by a suitably competent person

confirming that the works have been carried out in full and that the site has been made safe and stable for the approved development has been submitted to the Local Planning Authority. This document shall confirm the completion of the remedial works and any mitigatory measures necessary to address the risks posed by past coal mining activity.'

Accordingly, enclosed with this application are details of the specification for the drilling and grouting of Shallow Mine Workings, prepared by Sirius.

Pre-application Engagement

The report was approved by James Smith of the Coal Authority on 28 November 2022 who confirmed the following:

'I note that the supplied 'Specification for the Drilling and Grouting of Shallow Mine Workings' document (November 2022, prepared by Sirius) sets out proposals to treat shallow coal mining workings on a grid pattern across the footprint of the proposed extension, prior to the commencement of development. I can confirm that the Coal Authority's Planning & Development Team would have no objection to the undertaking of these remedial works in the context of the scheme of development proposed under planning application 2022/0708.'

Further, we understand that the report was supported by Mark Lyons of SYMAS, as per your email dated 29 November 2022.

Conclusion

We trust that the application provides sufficient details to discharge Condition 3 of the Planning Permission Reference 2022/0708. Should you require anything further or have any questions, please contact either Peter Whittingham or Alex Wylie.

Yours faithfully



Savills
Planning

cc. (e-mail only) R Wheeldon (Peel)

Encs.