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

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Ms Miranda Bell  
CDP  
Marshall House  
Huddersfield Rd  
Elland  
HX5 9BW

My Ref: 2021/0479 & 2025ENQ/00172  
Your Ref:  
Date: 30/06/2025  
Enquiries Elaine Ward  
Direct Dial: 01226 774731  
E-Mail: elaineward@barnsley.gov.uk

Dear Sir/Madam

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

APPLICATION FOR NON-MATERIAL AMENDMENT Erection of 3no  
industrial/warehouse units ( Use classes B2 and B8 and E(g)(ii) and E(g)(iii) totalling  
11,585 sqm floorspace and associated works including provision of access, parking  
and landscaping (Amended Plans)

Land at Land at Dearne Valley Parkway, Hoyland, Barnsley S74 0QAI

I refer to the above referenced application for a Non-Material amendment to planning  
permission reference 2021/0479 granted on 10/02/2023.

The changes proposed by the Non- Material Amendment are:

- To remove the olive green clad cladded infills between windows
- Replace the entrance canopies with free standing ones
- To amend elevations from 'Goosewing Grey' (RAL 080 70 05) be changed to the colour 'Pure Grey' (RAL 000 55 00)

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 and Senior urban design Officer. It is considered that these amendments will not impact significantly 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 2021/0479.

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.

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

Condition 2 as stated on decision ref. 2021/0479 dated 6 July 2022 (as amended) is deleted 10/02/23 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 15315 100

Block Plan 15315 101 REV A

Constraints Plan 15315 102 REV A

Detailed Site Plan sheet 1 15315 104 REV A

Detailed Site Plan sheet 2 15315105 REV A

Proposed Site Plan 15315 111 REV AE

Detailed Site Plan Sheet 1 15315 114 REV Q

Detailed site plan sheet 2 15315 115 REV M

Proposed site sections 15315116 REV G

Proposed site sections 15315 117 REV E

Proposed site sections 15315 118 REV E

Block Plan 15315 119 REV C

Unit 1 GA plans 120 REV F

Unit 1 Roof Plan 15315 123 REV E

Unit 1 Elevations 3061-1-301(P2) received 26/06/2025

Unit 1 3D views 15315 124 REV G

Unit 2 GA Plans 15315 125 REV D

Unit 2 Roof Plan 15315 128 REV C

Unit 2 Elevations 3061-2-301 (P2) received 26/06/2025

Unit 2 3D views 15315 129 REV E

Unit 3 GA Plans 15215 130 REV D

Unit 3 Roof Plan 15315 133 REV D

Unit 3 Elevations 3061-3-301 (P2) received 26/06/2025

Unit 3 3D views 15315 134 REV F

Typical Bin Store 15315 135

Typical Cycle Shelter 15315 136

Typical Fencing Detail 15315 137

CGI Viewpoints REV B

CGI Viewpoints 2 (close-up) REV B

Aerial viewpoint M\_01E CGI REV B

Landscape Masterplan 15315\_VL L01 REV J

Landscape Masterplan 15315\_VL L02 REV J

Landscape Masterplan 15315\_VL L03 REV K

Car Parking Technical Note with appendices 20-262-005.02

Transport Assessment with Appendices 20-202-001.3

Framework Travel Plan with appendices 20-262-002-04

Highways Note rec 050922 by Bryan G Hall 20-262-004.02

Arboricultural Impact Assessment report and plan by Rosetta Landscape Design

Tree Plan 3784/1 by Rosetta Landscape Design

Tree Survey by Rosetta Landscape Design

Biodiversity Management Plan REV A rec 14/09/22 by Brooks Ecological

Biodiversity Net Gain Assessment REV D ER-3806-06D by Brooks Ecological

Biodiversity Net Gain Calculator

Ecological Impact Assessment REV B by Brooks Ecological ER-3806-05-B updated 14/09/22

Construction Environment Management plan ( Biodiversity) ER-3806-07A by Brooks Ecological updated 21/11/22

Breeding Bird Survey by Brooks Ecological ER-3806-07 dated 13/07/22

Reptile Survey by Brooks Ecological R-3806-02A

Bat Site Inspection report by Brooks Ecological SI-3806-06 dated 18/11/22

Great Crested Newt Survey by Brooks Ecological R-3806-03

Coal Mining Risk Assessment by JPG dated Feb 2021 5419-JPG-SW-XX-RP-G-0602-

S2-P02

Drainage Impact Assessment by JPG dated March 21 5419-JPG-XX-XX-RP-D-0622-S2-P02

Flood Risk Assessment by JPG 5419-JPG-XX-XX-RP-D-0621-S2-P02

Noise Impact Assessment by e3P 50-269-R1-1

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2021/0479 which still stands (other than condition 2). The two documents should be read in conjunction.

Yours sincerely

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line.

For and on behalf of:

Garry Hildersley

Head of Planning and Building Control

[www.barnsley.gov.uk/developmentmanagement](http://www.barnsley.gov.uk/developmentmanagement)