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| Application reference number | 2026/0122 |
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| Application Type | Variation of Condition |
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| Proposal Description: | Variation of conditions 2 and 3 relating to application 2021/0479 - 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) for revised methodology for construction of retaining wall. |
| Location: | Land off Dearne Valley Parkway, Rockingham Business Park, Hoyland, Barnsley |

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| Applicant | Mrs Miranda Bell |
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| Number of Third-Party Reps | None | Parish: | Tankersley |
| | | Ward: | Rockingham |

Site Description

The application site is located within an allocated employment site in the Local Plan (site ref ES14) in the Hoyland. It is located 500m to the northeast of the Junction 36 of the M1, next to the A6195 Dearne Valley Parkway and two of the roundabouts which form part of the road gyratory system which links the A6195 Dearne Valley Parkway with M1 J36, the A61, and the A6135.

The wider site is roughly rectangular in shape and total area is 4.07 ha hectares, with the location of the substation being located towards the south-west of the site adjacent to the access road serving the business park, which is located off the south-eastern most roundabout.

The development approved under application 2021/0479 is in the process of being built out with the 3no industrial units being erected and associated landscaping are nearing completion.

Relevant Site History

| <i>Application Reference</i> | <i>Application description</i> | <i>Status</i> |
|------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| 2021/0479 | 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 | Approved with conditions January 2017 |

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| | works including provision of access, parking and landscaping (Amended Plans) | |
| 2023/0321 | Discharge of condition 9 relating to application 2021/0479 | Approved |
| 2023/0328 | Discharge of conditions: 12 (Proposed Drainage Layout), 16 (Coal Mining Risk Assessment) and 17 (Ecology Note) relating to application 2021/0479 | Approved |
| 2023/0337 | Discharge of part of condition 18 (Biodiversity Management Plan) relating to application 2021/0479 | Approved |
| 2023/0382 | Discharge of part of condition 3 (tree protection measures) relating to application 2021/0479 | Approved |
| 2023/0485 | Discharge of part of conditions 5 (disabled parking) and 6 (parking of bicycles and parking of powered two wheeled vehicles) relating to application 2021/0479 | Approved |
| 2024/1041 | Details of condition 7 (Construction Method Statement) relating to application 2021/0479 | Approved |
| 2025/0137 | Discharge of condition 4 (Highways) relating to application 2021/0479 | Approved |
| 2025/0165 | Discharge of condition 3 (Tree Protection Details) relating to application 2021/0479 | Approved |
| 2025/1067 | Erection of sub-station | Approved |

Proposal

Permission is sought to vary conditions 2 and 3 relating to application 2021/0479 - 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) for revised methodology for construction of approved retaining wall.



Figure 1 Location of retaining wall

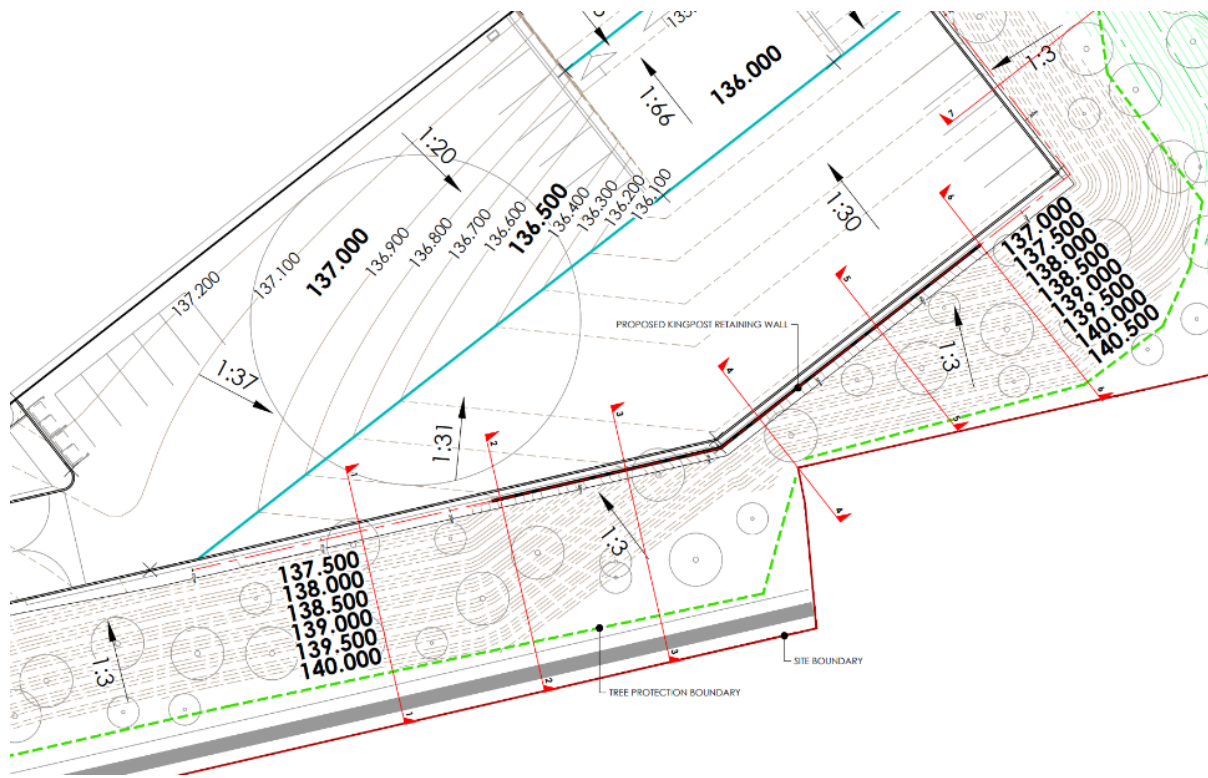


Figure 2 Plan on retaining wall

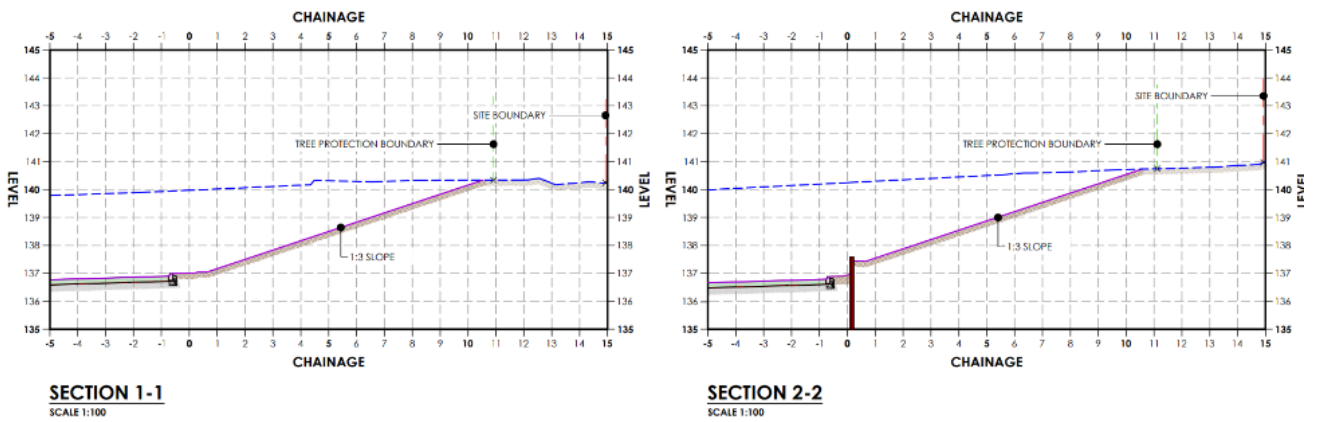


Figure 3 Sections

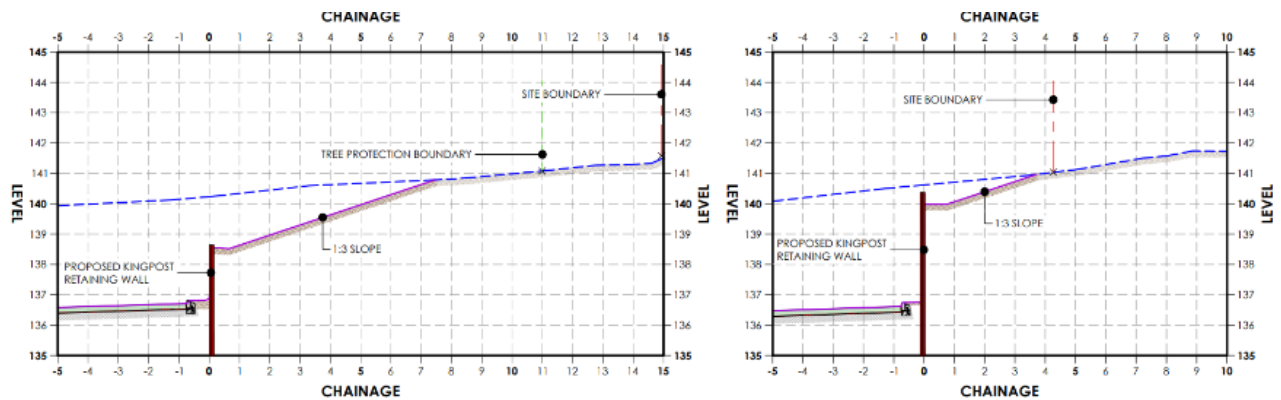


Figure 4 Sections

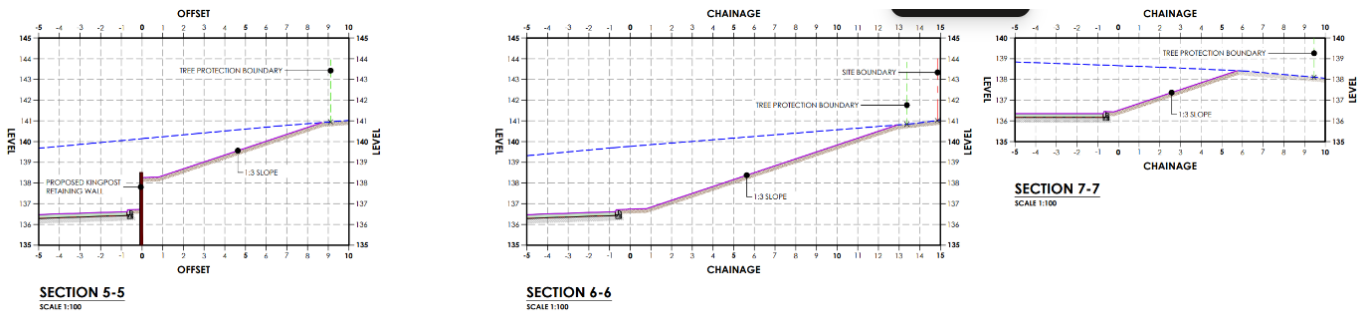


Figure 5 Sections



Figure 6 Landscaping

Policy Context

The Development Plan

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan was adopted in January 2019 and is accompanied by seven masterplan frameworks which apply to the largest site allocations (housing, employment, and mixed-use sites). In addition, the Council has adopted a series of Supplementary Planning Documents and Neighbourhood Plans which provide supporting guidance and specific local policies which are a material consideration in the decision-making process.

The Local Plan review was approved at the full Council meeting held on 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

Local Plan

The site is located within the principal town of Hoyland and forms part of the site ES14 which has a site-specific policy set out below:

Site ES14 Rockingham 8.9 ha:

The development will be subject to the production of a Masterplan Framework covering a number of sites including housing site references: HS64; HS66; HS56 and employment site references: ES14 and ES17.

The development will be expected to:

- Provide appropriate access to employment site ES17 and housing site HS64.
- Consider the impact on residential amenity and include appropriate mitigation where necessary; and
- Consider the potential impact on the nearby Shortwood and Hay Green Local Wildlife Sites and include appropriate mitigation where necessary and;
- Retain the hedgerow along the north edge.

In addition to the site-specific policy above, the following policies are also considered to be relevant to this application:

Local Plan Policy E1 Providing Strategic Employment Locations

Local Plan Policy E2 The Distribution of New Employment Sites

Local Plan Policy E3 Uses of employment land

Local Plan Policy SD1 Sustainable Development

Local Plan Policy LG2 The Location of Growth

Local Plan Policy GD1 General Development

Local Plan Policy D1 Design

Local Plan Policy T4 New Development and Transport Safety Policy D1 High Quality Design and Place Making

Local Plan Policy Poll1 Pollution Control and Protection

Hoyland North Masterplan Framework

The Masterplan was adopted on 19 December 2019 and will create a mixed-use community comprising around 765 new homes and 37 hectares of employment land with associated infrastructure to the north of Hoyland's urban area set within a greenspace network that supports multi-functions and activities. A golden thread running through the Masterplan Framework process is health and well-being principles and sustainability initiatives with a green infrastructure state and sustainability initiatives. For the employment area ES14 it is expected that future plans include substantial landscape strips along internal highways, and green corridors.

Other detailed requirements of the masterplan include 10% biodiversity net gain, colour palette, scale, and massing to minimise harm to wider landscape, location of service yards, consideration of green roofs, pedestrian and cycle routes enhanced and retained where possible, new woodland areas within high wall zones and high value wetland swamp grass land area to be retained, management and maintenance, governance, and stewardship of green infrastructure. The further requirements of the masterplan are addressed within the assessment section of the report.

The site lies within the Commercial Parkway West character area of the Masterplan which states “a) Commercial Parkway West - This is an area defined at present by highway infrastructure. It is an area in need of development to soften the infrastructure character and to bring high-quality buildings and substantial landscape into play to establish a stronger sense of place. This area will be characterised by employment buildings and will be an important gateway into the Masterplan Framework area from junction 36 of the M1. It should deliver a high-quality environment that sets the design quality for the wider Masterplan Framework area”.

Adopted Supplementary Planning Documents

In line with the Town and Country Planning (Local Planning) (England) Regulations 2012, Barnsley has adopted twenty-eight Supplementary Planning Documents (SPDs) following the adoption of the Local Plan in January 2019. The most pertinent SPDs in this case is:

Parking
Residential Amenity and the Siting of Buildings

National Planning Policy Framework (NPPF) (2024)

The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. NPPF policy of relevance to this application includes:

Paragraph 11 states that plans and decisions should apply a presumption in favour of sustainable development.

Paragraph 85 states that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development.

Relevant Consultations:

Biodiversity – No objections have been raised; however, the council Ecologist has requested that the application be deferred until an updated Ecological Impact Assessment has been submitted given the current document is more than 2 years old. Given that the application has already commenced and this application seeks to finalise already approved works, it is not considered prudent or pragmatic to seek updated documentation in this instance.

Estates - No objections received

Forestry Officer – No objections; no conditions required

Highways DC – No objections; no conditions required.

Public Rights of Way – No objections; whilst there are no objections to the variation to condition application there are currently outstanding public footpath orders that affect the site.

South Yorkshire Mining Advisory Service – No objections

Tankersley Parish Council – No objections received

Ward Councillors – No objections received

Representations

The application has been advertised in accordance with Article 15 of the Town and Country Planning Development Management Procedure (England) Order 2015.

The application was advertised on the Council website, within the local press, and a site notice was posted adjacent to the site; no representations have been received.

Assessment

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: 'Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise'.

The NPPF (December 2024) at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. The NPPF must be taken into account in preparing the development plan and is a material consideration in planning decisions.

The main issues for consideration are as follows:

- The principle of the development
- The impact on biodiversity and trees
- The impact on public right of way and highways considerations
- The impact on visual amenity
- The impact on neighbouring residential properties
- Mining Legacy

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale unless the NPPF establishes a specific weight:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

Principle of development

The site lies within the principal town of Hoyland where the majority of growth is expected to take place during the Local Plan period. The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth and planning should operate to encourage and not act as an impediment to sustainable growth. Therefore, significant weight should be placed on the need to support economic growth through the planning system'.

The principle of the proposed development has been established through the granting of planning permission 2021/0479. This application seeks approval for the variation to conditions 2 and 3 following the revised methodology for construction of approved retaining wall. The development approved under application 2021/0479 has commenced and is nearing completion.

All new development must ensure that the living conditions and overall standards of residential amenity are provided or maintained to an acceptable level for existing residents. In addition, development will only be granted where it would maintain visual amenity and not create traffic issues or reduce highway safety. An assessment of the proposals against those criteria and in relation to the other material planning considerations relevant to the assessment of the proposal and the relevant policies is set out below.

The impact on biodiversity and trees

Biodiversity Net Gain (BNG) became mandatory for all applications in April 2024 except where one of the exemptions (as set out in the Planning Practice Guidance) are met. This scheme was submitted and approved prior to the mandatory requirement, however exemptions do apply to section 73 applications. Nevertheless, the site falls within Hoyland Masterplan Framework, which states that at least 10% BNG is required and that new woodland areas within high wall zones and high value wetland swamp grass land area to be retained.

The approved scheme was amended during the planning process, and despite significant improvement to the proposals, the requirement for 10% biodiversity net gain could not be achieved on site. The scheme indicated changes in biodiversity value, a loss of 5.95 habitat units (-40.61%) and an increase in 1.69 hedgerow units (+2225.33%). The shortfall of units was addressed through the payment of the council's biodiversity tariff, secured by a S106 agreement.

The alterations to the retaining wall in the south-west corner of the site has resulted in the loss of additional trees and habitat, however the revised landscaping proposals submitted, along with an updated BNG metric indicate that with the additional areas of native shrub planting and other neutral grassland the loss of habitat units has decreased to -5.79 (-39.52%) with the hedgerow units remaining the same at 1.69 (+2225.33%).

The applicant has already entered into a S106 agreement which covers the payment of the council's biodiversity tariff and due to the wording of the agreement no deed of variation is required. This carries significant weight in favour of the application, and the proposal is therefore in accordance with Local Plan Policy BIO1 and the Hoyland North Masterplan.

The council's ecologist has been consulted on the application and raises no objection to the proposal; however, they have requested that the application be deferred until an updated Ecological Impact Assessment has been submitted given that the last site survey was

undertaken in February 2021. Given that the development has already commenced and is nearing completion and this application seeks to finalise already approved works, it is not considered pragmatic to seek updated documentation in this instance.

Whilst the centre of this site is empty of trees, there is significant existing trees and vegetation at the eastern and southern boundaries which form a buffer to the existing residential and other development to the south along the high walls and between the remainder of the Masterplan area.

The Tree Officer has been consulted on the application and raises no objection to the alterations to the retaining and the updated landscaping details and tree protection details. This carries significant weight in favour of the application and as such the proposal is acceptable and in accordance with Local Plan Policy BIO1 and the Hoyland North Masterplan.

The impact on public rights of way and highway considerations

The alterations to the approved retaining wall are located within the south-west corner of the site. It is acknowledged that a public right of way runs along the southern and eastern boundaries of the site, however the alterations to the retaining structure are located approximately 12m from the public right of way at the closest point.

The proposal will not result in an increase in vehicle movements and would not impact on existing parking and manoeuvring areas. This carries significant weight in favour of the application and as such is in compliance with Local Plan Policy T4.

Impact on visual amenity

As mentioned previously the retaining structure was approved under the original scheme and this application seeks permission to refine the details.

The regrading of the land and the installation of the retaining structure is located within the south-western corner of the site and is located approximately 12m from the public right of way. It is not considered that the alterations to the approved works would form a dominant feature to the detriment of visual amenity; this carries significant weight in favour of the application and as such is in compliance with Local Plan Policy D1.

Impact on Residential Amenity

As mentioned previously the application seeks to amend conditions 2 and 3, which relate to the approved plans and the tree protection details. The location of the 3no buildings have not been relocated, nor has there been any changes to the location of the access road or service yard and this application seeks amendments to finalise the retaining wall details. The site is located within the Hoyland North Masterplan site, there are limited residential properties within the vicinity with the nearest dwellings being located approximately 200m to the south-east and the south-west.

It is not considered that the alterations to the retaining wall and associated landscaping would have a detrimental impact on the amenity of surrounding residents. This carries significant weight in favour of the application and as such the development is considered acceptable and in compliance with Local Plan Policy GD1 and POLL1.

Mining Legacy

The application site falls within the defined High Risk Development Area due to the presence of made ground/opencast backfill and as such the South Yorkshire Mining Advisory Service (SYMAS) were consulted. Whilst the application has not been supported by a Coal Mining Risk Assessment, the applicant has previously provided geoenvironmental reports which evaluated the extent and nature of the fill and associated risks across the development. The retaining wall structure formed part of the initial application approval and is located towards the edge of the former opencast site and as such SYMAS raise no objection to the proposal. This carries moderate weight in favour of the application.

PLANNING BALANCE & CONCLUSION

In accordance with Paragraph 11 of the NPPF (2024) the proposal is considered in the context of the presumption in favour of sustainable development. The proposal is considered to be located within a sustainable location and would not impact on the character of the area, highway safety, or upon residential amenity, and this weighs considerably in favour of the application.

The proposal site lies within an allocated employment area in the Local Plan. There have been no objections to the proposal from local residents, or statutory consultees and an assessment of the proposal has demonstrated that there are no policy objections or material considerations which outweigh the benefits of the proposal. The site also lies within the principal town of Hoyland, which is the focus of growth in the Local Plan and carries additional weight in favour of the proposal.

All other material planning considerations have been fully explored by the appropriate consultees who have raised no objections to the proposal subject to conditions in some cases and holistically this weighs moderately in favour of the application.

Taking into account the relevant development plan policies and other material considerations, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission for the proposal.

RECOMMENDATION

APPROVE THE PROPOSED DEVELOPMENT SUBJECT TO THE CONDITIONS BELOW:

CONDITIONS/REASONS

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.

Plan references

Arboricultural Method Statement produced by Rosetta Landscape Design dated 29.01.26

Arboricultural Impact Assessment produced by Rosetta Landscape Design dated 02.02.26

Biodiversity Net Gain Calculator

Ecological Impact Assessment produced by Brooks Ecological ref ER-3806-05-C dated 29.01.26

Landscape Plan 1 of 2 ref 15315-VL_L01 Rev O

Landscape Plan 1 of 2 ref 15315-VL_L02 Rev M
Landscape Plan 2 of 2 ref 15315-VL_L03 Rev O
Sections of southern boundary wall 5419-JPG-ZZ-ZZ-DR-C-1590 S2 P06 received 20.03.26
Updated site sections M3061-P100
Revised Tree Protection Plan 25064-01 received 20.03.26
Site Layout Plan M3061-P01 received 02.04.26
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 Elevations 3061-1-301(P2) received 26/06/2025
Unit 1 Roof Plan 15315 123 REV E
Unit 1 3D views 15315 124 REV G
Unit 2 GA Plans 15315 125 REV D
Unit 2 Elevations 3061-2-301 (P2) received 26/06/2025
Unit 2 Roof Plan 15315 128 REV C
Unit 2 3D views 15315 129 REV E
Unit 3 GA Plans 15215 130 REV D
Unit 3 Elevations 3061-3-301 (P2) received 26/06/2025
Unit 3 Roof Plan 15315 133 REV D
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
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
Tree Plan 3784/1 by Rosetta Landscape Design
Tree Survey by Rosetta Landscape Design
Biodiversity Net Gain Assessment REV D ER-3806-06D by Brooks Ecological
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, and

Plans and documentation approved by discharge of condition as listed set in out in the informative below.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

Prior to the first occupation of the development hereby permitted, a public right of way and non-adoptable ways and spaces specification and maintenance scheme shall be submitted to the Local Authority for approval in writing. The scheme shall include constructional details and timing of construction, future status and future maintenance plans of existing and proposed footways and footpaths / cycleways / bridleways, and landscaped areas not put forward for adoption by the Local Authority. Once agreed, the development shall, thereafter, be constructed and maintained in accordance with the approved details.

Reason: to ensure that all existing and proposed footpaths / cycleways / bridleways are constructed and maintained to ensure the safety of all users in accordance with Local Plan Policy T4

Prior to the first occupation of the development hereby permitted details of measures to facilitate the provision of gigabit-capable full fibre broadband for the development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In order to ensure compliance with Local Plan Policy I1 and in accordance with paragraphs 42 and 43 of the National Planning Policy Framework.

Upon completion of construction, a certificate shall be provided to the Local Planning Authority demonstrating that the Very Good standard for BREEAM as set out in Energy Statement by BSB BRJ-BWB-00-XX-RP-ME-0001REV P01 has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.

Reason: To enable delivery of efficient and sustainable design and construction in accordance with Local Plan Policy CC2.

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management plan shall thereafter be carried out in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity

The Travel Plan hereby approved shall be implemented in accordance with the measures set out therein. Within three months of occupation, evidence of the implementation of measures set out in the Travel Plan shall be prepared, submitted to and agreed in writing with the Local Planning Authority unless alternative timescales are agreed in writing.

Reason: To support sustainable transport objectives, reduce reliance on the private motor car as a primary form of transport and to reduce the impact of travel and transport on the environment.

During the construction/remediation phase, except in an emergency, heavy goods vehicles shall not enter or leave the site, and work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1300 on Saturdays and at no time on Sundays or Bank Holidays.

At times when operations and movements are not permitted, work shall be limited to maintenance and servicing of plant or other work of an essential or emergency nature. The Local Planning Authority shall be notified at the earliest opportunity of the occurrence of any such emergency, and a schedule of essential work shall be provided.

Reason: To reduce or remove adverse impacts on health and the quality of life, and protect the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

Fixed plant shall be located as far as practicable from the nearest residential receptors. Cumulative impact of noise from all fixed plant sources shall not exceed 42 dB LA,r at the closest receptors so as not to exceed the typical background sound level, after accounting for any acoustic feature corrections.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

Best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Effective steps shall be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.

Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Prior to the first occupation of the development hereby permitted, the proposed access roads, on-site car and cycle parking, and turning shall be laid out in accordance with the approved plan. Access roads and vehicle parking areas must be properly consolidated and hard surfaced and drained into the site and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard in accordance with Local Plan Policy T4.

In plot landscaping - All in curtilage planting, seeding or turfing comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season

following the occupation of the individual buildings; and any trees or plants which die within a period of 5 years from first being planted, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

All out of curtilage planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in full in accordance with a timetable to be submitted to and approved in writing by the Local Planning Authority upon commencement of development. Thereafter the landscaping shall be carried out in accordance with the approved details and timescales.

Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

No surface water runoff shall be allowed to discharge onto the adjacent highway

Reason: In the interests of Highway Safety in accordance with Local Plan Policies T4 New Development and Transport Safety and Poll1 Pollution Control and Protection.

Notwithstanding the provisions of the Town and Country Planning (Use Classes)(Amendment)(England) Regulations 2020, (or any Order revoking or re-enacting that Order with or without modification, other than ancillary office use, Class E uses which would otherwise be permitted by that Order shall be limited to Class E(g)ii and E(g)iii.

Reason: To ensure the majority of the site remains in employment use as set out in in accordance with the Hoyland North Masterplan and Local Plan Policy ES14.

INFORMATIVES

Documents previously approved by discharge of condition applications under permission 2021/0479 and are also relevant to current application 2026/0122

Condition 4 Discharge of Condition application 2025/0137

5419-JPG-ZZ-ZZ-DR-C-1610 P01 Plot 2 On-plot yellow lining general arrangement

Conditions 5 and 6 Discharge of Condition application 2023/0485

15315(P) 111 REV AG
15315(P) 112 REV T
15315(P) 114 REV R
15315(P) 115 REV N
15315(P) 119 REV D

Condition 7 Discharge of Condition application 2024/1041

CEMP Rev C received 04.02.25

Condition 9 Discharge of Condition application 2023/0321

Ecology Note by Brooks Ecological EN-3806-01 dated 23/03/23
Potentially Damaging development Activities report by Brooks ecological
Page 6 of CEMP submitted with permission 2021/0479

Conditions 12, 16 & 17 Discharge of Condition application 2023/0328

Drainage Layout 1 of 2 00.23009-ACE-00-ZZ-DR-C-01000 P3

Drainage Layout 1 of 2 00.23009-ACE-00-ZZ-DR-C-01001 P1

Typical Drainage Details 1 of 3 00.23009-ACE-00-ZZ-DR-C-01030 P1

Typical Drainage Details 2 of 3 00.23009-ACE-00-ZZ-DR-C-01031 P1

Typical Drainage Details 3 of 3 00.23009-ACE-00-ZZ-DR-C-01032 P2

Typical Attenuation Tank Details 00.23009-ACE-00-ZZ-DR-C-01035 P1

SW14 Hydrobrake Detail 00.23009-ACE-00-ZZ-DR-C-01036 P1

SW23 Hydrobrake detail 00.23009-ACE-00-ZZ-DR-C-01037 P1

SW32 Hydrobrake detail 00.23009-ACE-00-ZZ-DR-C-01038 P1

Manhole Schedules 00.23009-ACE-00-ZZ-DR-C-01110 P1

Coal Mining Risk Assessment and Coal Recovery Report by JPG 5419-JPG-SW-XX-RP-G-0602-S2-P02 dated February 2021

Geo-Environmental Ground Investigation by JPG 5419-JPG-XX-XX-RP-G-0604-S2-P01

RJB-BWB-00-XX-DR-E-2302 REV P3 Electrical Services, Proposed External Lighting Lux plot Site Plan

Ecology Note by Brooks Ecological EN-3806-01 dated 23/03/2023

Condition 18 Discharge of Condition application 2023/0337

Revised Biodiversity Management Plan reference ER-3806-08C dated 12th June 2025 by Brooks Ecological.

The above consideration and resulting recommendation have had regard to Article 8 and Article 1 of the First Protocol of the European Convention for Human Rights Act 1998. The recommendation will not interfere with the applicant's right to respect for his private and family life, his home, and his correspondence.