



APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2017/0135

IBI Group
IBI Group One
Didsbury Point 2
The Avenue
Manchester
M20 2EY

Proposal Proposed refurbishment and extension of Metropolitan Centre containing a mixture of markets, retail, food and drink (A1 ,A3, A4), and leisure (D2) uses - Reserved matters of outline planning permission 2015/0549 (access, appearance, layout and scale, excluding landscaping)

At Barnsley Markets and adjoining land at Cheapside, Barnsley

Approval is hereby given for the proposals which were the subject of the Application and Plans registered by the Council on 08 February 2017 and described above, being matters reserved in the permission granted on 08 July 2015 under Application 2015/0549.

The approval is subject on compliance with the details specified in the application, the approved plans and conditions of the outline permission and, additionally, is subject to the following conditions:-

- 1 Application for approval of the landscaping reserved in Condition No. 2 of outline planning permission 2015/0549 shall be made to the Local Planning Authority before 08 July 2018 as the expiration of three years from the date of the permission, and the development, hereby permitted, shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

- 2 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 approval:-

- Existing Site Location Plan (BBTC_IBI_MC_A_F100_SP_EX_01)
- Proposed Site Plan (BBTC_IBI_MC_A_F100_EL_XX_01)
- Phase 2 Met Centre Ground Floor (BBTC_IBI_MC_A_F100_PL_00_01)
- Phase 2 Met Centre First Floor (BBTC_IBI_MC_A_F100_PL_01_01)
- Phase 2 Met Centre Basement Plan (BBTC_IBI_MC_A_F100_PL_B1_01)
- Phase 2 Met Centre Roof Plan (BBTC_IBI_MC_A_F100_PL_RF_01)
- Sections AA, BB, CC & DD (BBTC_IBI_MC_A_F100_SE_AD_01)
- Phase 2 Met Centre Second Floor (BBTC_IBI_MC_A_F100_PL_02_01)
- Phase 1 Met Centre Proposed - Gross External Areas (BTTC_IBI_MC_A_F200_PL_XX_01)
- Met Centre Existing - Gross External Areas (BTTC_IBI_MC_A_F200_PL_XX_02)
- Phase 1 Met Centre Proposed GIA by Planning use (BTTC_IBI_MC_A_F200_PL_XX_05)
- General Arrangement Elevations (BBTC_IBI_MC_A_F100_EL_XX_01)
- Wall Detail North East Façade 1 - Boulevard (BBTC_IBI_MC_A_G251_DT_NE_01)
- Wall Section NW-2: Internal Void - Long Section (BBTC_IBI_MC_A_G251_DT_NW_02)
- South East Facade - Market Entrance (BBTC_IBI_MC_A_G251_DT_SE_01)
- South West Facade - Cheapside - Terracotta (BBTC_IBI_MC_A_G251_DT_SW_01)
- Wall Section SW-4 Cheapside (BBTC_IBI_MC_A_G251_DT_SW_04)
- The recommendations in the Drainage Strategy (Mott MacDonald)
- The recommendations in the Energy Strategy & LZC Feasibility Assessment (Stroma Tech)
- The recommendations in the Preliminary Ecological Appraisal (Mott MacDonald)
- The recommendations in the Preliminary Land Contamination and Geotechnical Risk Assessment (nps group)
- The principles detailed within the Shopfront Design Guide document (appendix 6 of the Design and Access Statement)

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 3 Prior to the commencement of works on the new external façade of the development, full details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority. The construction of the building shall only take place after a sample panel of all external materials has been constructed on site and the details approved in writing by the Local Planning Authority. The approved panel shall be retained on site until construction of the building has been completed. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

- 4 Prior to the occupation of the building, full details of externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being brought into use and shall be retained as such thereafter.

Reason: In the interest of visual and residential amenity in accordance with Core Strategy Policy CSP 40.

- 5 Prior to the commencement of works on the new external façade of the development a scheme for the provision of bat bricks within the development as a means of providing biodiversity enhancements be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being brought into use and shall be retained as such thereafter.

Reason: To enhance biodiversity in accordance with Core Strategy Policy CSP 36.

- 6 Prior to the occupation of the development details of a scheme for responding to the recommendations of South Yorkshire Police Crime Reduction Officer in the completed development shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the development being brought into use and shall be retained as such thereafter.

Reason: In the interest of crime prevention and counter terrorism

- 7 Prior to the development being brought into use, or an alternative timescale to be agreed with the Council, details of a scheme to reduce the developments carbon dioxide emissions by at least 15% by using decentralised, renewable or low carbon energy sources or other appropriate design measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and upon completion of the development a report shall be submitted to and approved by the Local Planning Authority demonstrating that at least a 15% reduction in carbon dioxide emissions has been achieved. In the event that the use of other decentralised, renewable or low carbon energy sources or other appropriate design measures are also required to achieve a 15% reduction in carbon dioxide emissions, full details of such proposals and a timetable for their implementation shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The approved details shall be implemented in accordance with the approved timetable and all the approved measures shall be retained as operational thereafter.

Reason: In the interest of sustainable development, in accordance with Core Strategy policy CSP5.

- 8 Prior to the commencement of works on the new external façade of the development a scheme for the refinement of the design of the three storey tower design features shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be constructed in accordance with the submitted details.

Reason: In the interests of the visual amenities of the locality and in accordance with LDF Core Strategy Policy CSP 29, Design.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

1. The applicant is requested to note and comply with the requirements of the conditions on outline planning permission 2015/0549
2. The applicant is requested to note the informative comments provided in the consultation responses provided by Network Rail, Yorkshire Water and the South Yorkshire Police Crime Reduction Officer.

Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- *a fine of up to £50,000 and*
- *up to six months imprisonment on conviction*

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed

Joe Jenkinson



Dated 20 April 2017

Head of Planning and Building Control

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or grant permission or approval subject to conditions, he may appeal to the Secretary of State for the Environment, Transport and Regions in accordance with Section 36 of the Town and Country Planning Act 1971 within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay, 2 The Square, Temple Quay, Bristol, BS1 6PN). The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposal development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements*, to the provisions of the development order, and to any directions given under the order. He does not, in practice, refuse to entertain appeals solely because the local planning was based on a direction given by him.
2. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or the Secretary of State for the Environment, Transport and Regions and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or County Council, London Borough or District Council in which land is situated as the case may be, a purchase notice requiring the Council to purchase his interest in the land in accordance with the provisions of Part IX of the Town and Country Planning Act 1971.
3. In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances in which such compensation is payable are set out in Section 169 of the Town and Country Planning Act 1971.

* The statutory requirements are those set out in section 36(7) of the Town and Country Planning Act 1971, namely sections 29(1), 30(1), 67 and 74 of the Act.