



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

Issued by email

My Ref: 2024/0687 and 2025/ENQ/00761
Your Ref:
Date: 8 January 2026
Enquiries to: Helen Willows
Direct Dial: 01226 772642
E-Mail: helenwillows@barnsley.gov.uk

Dear Mr Cooney

Description: Application for a non-material amendment under section 96A of the Town and Country Planning Act (1990) as amended, following a grant of planning permission.

Address: HSBC Bank, Computer Centre, Maple Road, Tankersley, Barnsley, S75 3DJ

Thank you for your recent application for a non-material amendment following the grant of planning permission (Ref. 2024/0687) for installation of an external air cooling system chamber, and roof top air handling units and associated gantry

The amendment proposed is to allow for the connection to surface water drainage.

The details submitted on the submitted drainage layout plan drawing number 1004704-TCL-DC-XXX-DRG-C-00101 Rev C02 received on 30 October 2025 are acceptable. The amendment would not alter the nature or extent of the original permission and does not include any elements that were not included in the operative part of the planning permission, that is, it would not require or imply a change to the description of the development granted. It would not contravene any conditions attached to the original permission.

I have taken into account advice from the Council's Highways Drainage Engineer who advises that the drainage details provided are sufficient and raises no objection.

Accordingly, I conclude that the proposed amendment would not significantly impact on drainage conditions of the site or of the area and the proposed non-material amendment is hereby approved.

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2024/0687 which still stands. The two documents should be read in conjunction.

If you require any further advice or information, please do not hesitate to contact me.

Yours sincerely

Helen Willows

Helen Willows

For and on behalf of:

Garry Hildersley

Head of Service for Planning, Policy and Building Control