

12 May 2021

Head of Planning
Planning and Transportation Service
Barnsley MBC
PO Box 604
Barnsley
S70 PFE

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Savills
DL: +44 (0) 161 277 7274
F: +44 (0) 161 228 0544

Belvedere
12 Booth Street
Manchester M2 4AW
T: +44 (0) 161 277 7200
savills.com

Submitted via the Planning Portal Ref. PP -09836759

Dear Sir or Madam

Town and Country Planning act 1990 (as amended)
Peel Centre, Harbrough Hill Road, Barnsley
Application to Discharge Conditions 4 and 7 of Planning Permission Ref. APP/R4408/W/19/3228051
Application by: Peel Property (Investments) Limited

Introduction

We write on behalf of Peel Property (Investments) Limited to submit details to discharge Conditions 4 and 7 of Planning Permission Reference 2018/1308, which relate to broadband speed and service management respectively.

Application documents

The application comprises this covering letter and the following documents:

1. The completed application forms
2. Servicing Management Plan, dated 13 May 2021



The Permission

This application seeks to discharge Condition 6 attached to Planning Permission Reference 2018/1308 (Appeal Reference APP/R4408/W/19/3228051) for the erection of a drive-thru unit within the Peel Centre, located on Dryden Road to the east of Barnsley town centre. The description of the proposed development is: *'Erection of a Use Class A3 / A5 drive-thru unit measuring 167 sq.m and associated physical works to site layout'*. The development was approved on 8 October 2019 following the grant of an appeal on the site by the Planning Inspectorate following the refusal by Barnsley MBC for original planning application reference 2018/1308 on the 11 February 2019.

Condition 4

Condition 4 states: *'Prior to the development being brought into use details of measures to facilitate the provision of an appropriate broadband service 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 be carried out in accordance with the approved details.'*

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The predicted speed for Copper Fibre to the Cabinet (FTTC) would be greater than 45Mbps. The Fibre to the Premises (FTTP) can support 300Mbps. This is an appropriate speed for the use of the site and therefore the requirements of the condition have been met.

Condition 7

Condition 7 states: 'The development shall not be brought into use until a servicing management plan has been submitted to and approved in writing by the Local Planning Authority. Once approved it shall be strictly adhered to at all times. The plan shall include for the management of all delivery vehicles, customers vehicles, pedestrians, and the use of banksmen if deemed necessary, and shall provide a regular monitoring regime and a system for identifying and correcting any issues.'

In accordance with the condition please find attached a Servicing Management Plan which meets the requirements of the condition in terms of servicing arrangements.

Conclusion

We trust that the application provides sufficient details to discharge Conditions 4 and 7 of Planning Permission Reference 2018/1308. Should you require anything further or have any questions, please contact Peter Whittingham at these offices.

Yours faithfully



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Encs.

Cc. R Wheeldon (Peel)