[redacted]

Planning and Building Control
Barnsley MBC
PO Box 634
Barnsley
S70 9GG

Submitted via Planning Portal only

Telephone [redacted]
Email

Our ref.
Your ref. 2019/1573

21 December 2022

Dear Ms Ward

PLANNING PERMISSION REF. 2019/1573
"GATEWAY 36" EMPLOYMENT DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND
APPLICATION FOR RESERVED MATTERS APPROVAL
PLANNING PORTAL REF. PP-11728914

Please find enclosed application, submitted on behalf of Harworth Group, for approval of reserved matters for the next phase of development pursuant to outline (hybrid) planning permission ref. 2019/1573 for employment development.

Approval is sought for the matters of appearance, landscaping, layout and scale of Unit 4 (formerly plot 8) and adjacent landscape area within the Phase 2 site, for industrial (class E(g)(iii)/B2) or storage and distribution (class B8) use with associated yards, parking, landscaping and drainage infrastructure.

A list of the plans and documents that form this submission is appended to this letter. A full description of the development proposed and material submitted is provided in the Planning Statement.

[redacted]

This application is submitted alongside three applications for the discharge of planning conditions of planning permission ref. 2019/1573 as follows:

- Condition 22 – Common areas landscaping for second reserved matters (PP-11765294)
- Condition 34 – Substation for Unit 4 (PP-11765197)
- Conditions 35,36,44 – Unit 4 on-plot landscaping and levels (PP-11765308)

I trust that this submission satisfies the requirements of the reserved matters and the related conditions and will allow approval of the details to granted without delay.

Coronet House
Queen Street
Leeds
LS1 2TW

t 0113 887 0120
e mark@johnsonmowat.co.uk
e richard@johnsonmowat.co.uk
w www.johnsonmowat.co.uk

Johnson Mowat is registered in England and Wales 11141366

If you have any queries or there are any matters that it would assist to discuss further, then please contact me by email or by the telephone number above. Otherwise I would be grateful to receive confirmation of the validation of this application and the target date for determination.

Yours sincerely

[redacted]

Hamish Robertshaw
Director

Enc.

cc. Harworth Group

List of Submitted Plans and Documents

1.1 Planning documents:

- Application form (online only)
- Covering letter (this letter)
- Planning Statement ref. JM_PS_03

1.2 Built development drawings:

- Location Plan ref. 12006-4-(P)100 rev.C
- Existing Site Plan ref. 12006-4-(P)101 rev.C
- Existing Detailed Site Plan (sheet 1 of 2) ref. 12006-4-(P)102 rev.B
- Existing Detailed Site Plan (sheet 2 of 2) ref. 12006-4-(P)103 rev.B
- Overall Site Plan (Ph2 site existing & proposed units) ref. 12006-4-(P)110 rev.D
- Proposed Site Plan ref. 12006-4-(P)111 rev.C
- Proposed Detailed Site Plan (sheet 1 of 2) ref. 12006-4-(P)112 rev.C
- Proposed Detailed Site Plan (sheet 2 of 2) ref. 12006-4-(P)113 rev.C
- Overall Indicative Masterplan ref. 12006-4-(P)114 rev.-
- Section 2 ref. 12006-4-(P)115 rev.-
- Section 3 ref. 12006-4-(P)116 rev.-
- Section 6 ref. 12006-4-(P)117 rev.-
- Surface Finishes Site Plan ref. 12006-4-(P)118 rev.-
- Ground Floor Plan ref. 12006-4-(P)120 rev.B
- Upper Floor Plans ref. 12006-4-(P)121 rev.B
- Roof Plan ref. 12006-4-(P)124 rev.A
- Elevations ref. 12006-4-(P)125 rev.A
- Indicative Sections ref. 12006-4-(P)126 rev.A
- 3D Views ref. 12006-4-(P)127 rev.A
- Proposed Substation ref. 12006-4-(P)130 rev.A
- Proposed Fencing Detail ref. 12006-4-(P)131 rev.A
- Proposed Short Stay Cycle Shelter ref. 12006-4-(P)132 rev.A
- Proposed Bin Store ref. 12006-4-(P)133 rev.A

1.3 Design and visual documents:

- Design and Access Statement ref. 12006-4-DA01 rev.B
- LVIA Addendum Unit 4 (inc. photomontages) rev.B

1.4 Landscape drawings:

- Landscape Masterplan ref. 12006-4-VL_L01 rev.A
- Detailed Landscape Plan [Sheet 1 of 2] ref. 12006-4-VL_L02 rev.-
- Detailed Landscape Plan [Sheet 2 of 2] ref. 12006-4-VL_L03 rev.A
- Landscape Masterplan ref. 334-UW-P-004 rev.G
- Landscape Mitigation Plan ref. 334-UW-P-030 rev.B
- Landscape Site Plan ref. 334-UW-P-031 rev.C
- Planting Plan ref. 334-UW-P-032 rev.B

1.5 Landscape and ecological documents:

- Landscape and Ecological Management Plan ref. 334-UW-P-LEMP rev.A
- On-plot Landscape Maintenance and Management Plan ref. 12006-4-VL_R01
- Habitat Creation, Biodiversity Mitigation & Enhancement Scheme Unit 4 - rev.A
- Biodiversity Impact Assessment G36 Unit 4 – rev.A
- Biodiversity Offsetting Scheme G36 Unit 4 – rev.-
- Offsite Habitat Creation & Management Plan G36 Unit 4 – rev.-
- Biodiversity Metric 2.0 (spreadsheet file)

1.6 Levels and drainage plans and documents:

- Finished Levels Scheme Sheet 1 of 2 ref. Y22039-D101-REV1
- Finished Levels Scheme Sheet 2 of 2 ref. Y22039-D101-REV1
- Drainage Strategy ref. Y22039.v1 (file split to 2 parts)
- Drainage Layout Plan sheet 1 of 2 ref. Y22039-D200-REV1
- Drainage Layout Plan sheet 2 of 2 ref. Y22039-D201-REV1
- Surface Water Drainage Calculations ref. Y22039-V01

1.7 Other documents:

- Transport Statement ref. 21095/22086/MOS/TS
- BREEAM Pre-Assessment Planning Tracker G36 Unit 4 Rev 01 (18/11/22)
- Energy Strategy Report ref. 13213_P02