

~~All new applications and amendments submitted between Monday 17th and Friday 21st February 2020 may incur a delay in being~~

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Land at Dearne Valley Parkway, Hoyland, Barnsley S74 0QA

Applicant Details

Name/Company

Title

Mrs

First name

Miranda

Surname

Bell

Company Name

Marshall Construction West Yorkshire

Address

Address line 1

Marshall House

Address line 2

Huddersfield Road

Address line 3

Town/City

Elland

County

West Yorkshire

Country

United Kingdom

Postcode

HX5 9BW

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

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)

Reference number

2021/0479

Date of decision (date must be pre-application submission)

10/02/2023

Please state the condition number(s) to which this application relates

Condition number(s)

2 & 3

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

31/03/2025

Has the development been completed?

Yes

No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

To enable the construction of the approved retaining wall to the rear of Unit 3

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Please see enclosed covering letter

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

17/12/2025

Details of the pre-application advice received

Elaine has advised that a S73 application is required to amend approved documents listed in conditions 2 and 3

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- Yes
 No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
 The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Owner/Agricultural Tenant

<p>Name of Owner/Agricultural Tenant: ***** REDACTED *****</p> <p>House name: West Gate Plaza</p> <p>Number:</p> <p>Suffix:</p> <p>Address line 1: 1 West Street</p> <p>Address Line 2:</p> <p>Town/City: Barnsley</p> <p>Postcode: S70 2DR</p> <p>Date notice served (DD/MM/YYYY): 13/02/2026</p> <p>Person Family Name:</p>

Person Role

- The Applicant
 The Agent

Title

Mrs

First Name

Miranda

Surname

Bell

Declaration Date

13/02/2026

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Miranda Bell

Date

13/02/2026