

Miss Rebecca Larder
Barnsley Metropolitan Borough Council
PO Box 634,
Barnsley,
S70 9GG

24 August 2026

Your ref: B/1302

Dear Sir/Madam,

Application for Approval of Details Reserved by Condition 12 Pursuant to Planning Permission Reference 2017/1718 as amended by 2026/ENQ/00409

Former William Freeman Site, Wakefield Road, Mapplewell, Barnsley, S75 6DN

Planning Portal Reference PP-15247146

Please find enclosed an application for approval of details reserved by condition 12 pursuant to planning permission 2017/1718 granted on 24 October 2018 as amended by Section 96a application 2026/ENQ/00409 for the following description of development:

“Application for Non Material Amendment of application 2017/1718 (Residential development for up to 102 dwellings with associated infrastructure and access (Outline with all Matters Reserved apart from access)) to allow for minor amendments to the wording of conditions 5, 6, 8 and 12 to allow for a meaningful start on site to implement the permission”.

Condition 12 requirements

Condition 12 as amended by S96a requires the submission of highways improvement works noting: “Prior to the commencement of development (excluding the agreed start on site works), details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following Highway Improvement Works:

- Provision of right turn lane on Wakefield Road including pedestrian islands;
- Provision of Visibility splays having the dimensions of 2.4m x 120m;
- Relocation of speed camera on Wakefield Road frontage;
- Provision of 2m wide footway on the site frontage;
- Any necessary signing/ lining
- Provision of/any necessary alterations to street lighting;
- Provision of/ any necessary alterations to highway drainage;
- Any necessary reconstruction/ resurfacing
- Reinstatement of any redundant vehicular footway crossings.

The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.

The Section 278 drawings pack provided in support of this application, has been submitted to Barnsley's Highways Authority separately through the Section 278 Highways Act. The information is provided here to support the discharge of condition 12.

Drawing ref: 2200 Rev.P1 provides the General Arrangement detail for the proposed new access to the site. In respect to the requirements of the condition, the drawing identifies;

- The location of the pedestrian traffic island proposed to support the development
- The extent of the visibility splays as being 2.4m x 120m and located within the adopted Highway
- The provision of a 2m wide pedestrian footway along the site frontage
- The proposed lining required
- Existing lamppost and feeder pillars to be relocated (with the exact location to be confirmed by the Council's street lighting designer)
- The need to remove and relocate the highways gullies; and
- The areas to be resurfaced are highlighted on the plans.

Drawing ref: 2220 Rev.P1 provides the detail of the Site Clearance needed including the areas of Highways surface course to be planed off to a depth of 40mm, the footpath to be removed to install the new site access and the kerb and gullies for removal. Drawing ref: 2240 Rev.P1 provides the details of the build up including the (inter alia) surface course, sub-base and base course details for approval. The detailed construction information is provided on drawing ref: 2260 Rev.P1 including the central island detail and the typical carriageway camber detail. The detailed road marking layout is provided on drawing ref: 2250 Rev.P1.

The reinstated former site access is shown to be reinstated on these supporting drawings. The former vehicular site access has been reinstated already by others in advance of this submission. The Construction Method Statement (which has been discharged under planning application ref: 2026/0560) identified a need for a Section 184 to drop the kerb to allow temporary access via the original site access to carry out the necessary start on site works. The S184 included details of the dropping of the former site access kerbline and its subsequent reinstatement. The details have therefore, already been provided and approved. Nevertheless, the kerbing layout and other S278 plans all show the reinstatement of the vehicular access in the south of the site.

The current delivery programme timetables these works to take place (subject to approvals) at the start of the development. The forming of the site entrance is the first stage of works as this will be necessary to allow construction vehicles onto the site, and it currently scheduled to start in early 2027. The works are expected to be completed within three to four weeks of starting.

The detail provided therefore complies with the requirements of the condition in respect to the Highway Improvement works required at the site. The information has been submitted to the Highways authority through the S278 application process and therefore should not be new information, such that it can therefore be approved and this condition discharged without any delay.

Documents Submitted/Planning Assessment

The following documents have been submitted in support of this discharge of conditions application.

Document	Reference	Condition
S278 General Arrangement	08.26003-ACE-00-ZZ-DR-C-2200 Rev.P1	12
S278 Site Clearance	08.26003-ACE-00-ZZ-DR-C-2220 Rev.P1	12
S278 Construction Build Ups	08.26003-ACE-00-ZZ-DR-C-2240 Rev.P1	12
S278 Highway Setting Out	08.26003-ACE-00-ZZ-DR-C-2392 Rev.P1	12
S278 Gully Catchment Plan	08.26003-ACE-00-ZZ-DR-C-2230 Rev.P1	12
S278 Highway Construction Details	08.26003-ACE-00-ZZ-DR-C-2260 Rev.P1	12
S278 Land Dedication Plan	08.26003-ACE-00-ZZ-DR-C-2391 Rev.P1	12

S278 Road Marking Layout	08.26003-ACE-00-ZZ-DR-C-2250 Rev.P1	12
S278 Contour Plan	08.26003-ACE-00-ZZ-DR-C-2390 Rev.P1	12
S278 Kerbing Layout	08.26003-ACE-00-ZZ-DR-C-2210 Rev.P1	12

Conclusion

I trust the above and enclosed provides you with sufficient information to validate this application and progress it towards determination. However, should you require any further information then please do not hesitate to contact me.

Yours sincerely

Kat Crisp
Planning Manager