



JohnsonMowat
Planning & Development Consultants

FAO Elaine Ward

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

Telephone
Email

Our ref.
Your ref. 2019/1573

4th March 2025

Submitted via Planning Portal only

Dear Ms Ward

PLANNING PERMISSION REF. 2019/1573
“GATEWAY 36” EMPLOYMENT DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND
APPLICATION TO DISCHARGE PLANNING CONDITIONS
PLANNING PORTAL REF. PP- 13568161

Please find enclosed application, submitted on behalf of Harworth Group, for partial discharge of the following condition(s) of planning permission ref. 2019/1573 for employment development, specifically in relation to on-plot landscaping and surfaces for the Phase 2 Unit 7 site.

The submission comprises the following plans and documents:

Condition	Submitted Material
35 – On-plot landscaping	<ul style="list-style-type: none">• Landscape Masterplan Phase 1 ref. 12006-5-SFW-XX-XX-DR-L-0001-P04• Detailed Landscape (west) Phase 1 ref. 12006-5-SFW-XX-XX-DR-L-0002-P04• Detailed Landscape (east) Phase 1 and 2 ref. 12006-5-SFW-XX-XX-DR-L-0003-P04• Landscape Masterplan Phase 2 ref. 12006-5-SFW-XX-XX-DR-L-0004-P04• Detailed Landscape (west) Phase 2 ref. 12006-5-SFW-XX-XX-DR-L-0005-P02
36 – On-plot landscape management	<ul style="list-style-type: none">• Landscape Maintenance and Management Plan (on plot) ref. 12006-5-SFW_R01• Landscape Masterplan Phase 1 ref. 12006-5-SFW-XX-XX-DR-L-0001-P04• Detailed Landscape (west) Phase 1 ref. 12006-5-SFW-XX-XX-DR-L-0002-P04• Detailed Landscape (east) Phase 1 and 2 ref. 12006-5-SFW-XX-XX-DR-L-0003-P04• Landscape Masterplan Phase 2 ref. 12006-5-SFW-XX-XX-DR-L-0004-P04• Detailed Landscape (west) Phase 2 ref. 12006-5-SFW-XX-XX-DR-L-0005-P02

Coronet House
Queen Street
Leeds
LS1 2TW

44 – On-plot levels & surfaces	<ul style="list-style-type: none"> • Surfaces Plan ref. 12006-5-THP-XX-XX-DR-A-1014(P01) • External Levels Sheet 1 ref. 7241-HJCE-00-XX-DR-C-4000-P05 • External Levels Sheet 2 ref. 7241-HJCE-00-XX-DR-C-4001-P05 • Drainage Layout Sheet 1 ref. 7241-HJCE-00-XX-DR-C-3100-P05 • Drainage Layout Sheet 2 ref. 7241-HJCE-00-XX-DR-C-3101-P05 • Transport Statement V2 24096_MOS_TS
--------------------------------	--

This application seeks partial discharge of this condition as set out below:

Approval Sought	Extent of Approval
Partial	<ul style="list-style-type: none"> • All parts of the condition • Unit 7 of Phase 2 site only



Please see also the explanatory notes appended to this letter.

This application is submitted alongside the following related applications:

- Reserved matters – Unit 4 plot and adjacent landscaped area (PP-**13523790**)
- Condition 22 – Common areas landscaping for second reserved matters (PP- **13567196**)
- Condition 34 – Substation for Unit 4 (PP-**13567505**)

I trust that this submission satisfies the requirements of these conditions and will allow it to be formally discharged for the applicable phase / area of the site.

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



Joseph Fisher
 Graduate Planner

Enc.

cc. Harworth Group

Condition 35 – On-Plot Landscaping

Condition 35 of planning permission reference 2019/1573 states:

Prior to the commencement of development of each plot, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority. The approved hard landscaping details shall be implemented prior to the occupation of each building.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity.

Note

The following drawings are submitted that provide full details of the soft landscaping works proposed on each plot, including details of the species, positions and planted heights of proposed trees and shrubs:

- Landscape Masterplan Phase 1 ref. 12006-5-SFW-XX-XX-DR-L-0001-P04
- Detailed Landscape (west) Phase 1 ref. 12006-5-SFW-XX-XX-DR-L-0002-P04
- Detailed Landscape (east) Phase 1 and 2 ref. 12006-5-SFW-XX-XX-DR-L-0003-P04
- Landscape Masterplan Phase 2 ref. 12006-5-SFW-XX-XX-DR-L-0004-P04
- Detailed Landscape (west) Phase 2 ref. 12006-5-SFW-XX-XX-DR-L-0005-P02

The above drawings should be read alongside the Design and Access Statement which provides further description of the on-plot landscape planting scheme.

For the avoidance of doubt, within the plots there are no existing trees and hedgerows to be retained.

Condition 36 – On-Plot Landscape Management

Condition 36 of planning permission reference 2019/1573 states:

A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscaped areas for each plot, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development or any part thereof, whichever is the sooner, for its permitted use. The landscape management specifications shall thereafter be carried out in accordance with the approved plan.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity.

Note

The following drawings and on-plot landscape management plan document are submitted for approval in relation to the Unit 7 development:

- Landscape Maintenance and Management Plan (on plot) ref. 12006-5-SFW_R01
- Landscape Masterplan Phase 1 ref. 12006-5-SFW-XX-XX-DR-L-0001-P04
- Detailed Landscape (west) Phase 1 ref. 12006-5-SFW-XX-XX-DR-L-0002-P04
- Detailed Landscape (east) Phase 1 and 2 ref. 12006-5-SFW-XX-XX-DR-L-0003-P04
- Landscape Masterplan Phase 2 ref. 12006-5-SFW-XX-XX-DR-L-0004-P04
- Detailed Landscape (west) Phase 2 ref. 12006-5-SFW-XX-XX-DR-L-0005-P02

Condition 44 – On-Plot Surfaces

Condition 44 of planning permission reference 2019/1573 states:

Prior to the first occupation of the development hereby permitted, sufficient space shall be provided within each plot for pedestrian and bicycle access and egress, and for bicycles and motorised vehicles to park, turn and re-enter the highway in a forward gear. This area shall be levelled, surfaced and drained in accordance with a detailed scheme submitted to and approved in writing by the LPA and retained thereafter available for that specific use.

Reason: In interests of satisfactory development and highway safety in accordance with Local Plan Policy T4 new development and Transport Safety.

Note

The development shall conform to this condition by providing the necessary space for access and circulation prior to occupation. The following drawings set out the detailed scheme of levels, surfaces and drainage for approval by the local planning authority:

- Surfaces Plan ref. 12006-5-THP-XX-XX-DR-A-1014(P01)
- External Levels Sheet 1 ref. 7241-HJCE-00-XX-DR-C-4000-P05
- External Levels Sheet 2 ref. 7241-HJCE-00-XX-DR-C-4001-P05
- Drainage Layout Sheet 1 ref. 7241-HJCE-00-XX-DR-C-3100-P05
- Drainage Layout Sheet 2 ref. 7241-HJCE-00-XX-DR-C-3101-P05
- Transport Statement V2 24096_MOS_TS

This should be read alongside the Design & Access Statement which includes further information about access and circulation within the site.