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Our ref.
Your ref. 2019/1573

17 December 2021

Submitted via Planning Portal only

Dear Mr Burton

PLANNING PERMISSION REF. 2019/1573
"GATEWAY 36" EMPLOYMENT DEVELOPMENT AT DEARNE VALLEY PARKWAY, HOYLAND
APPLICATION TO DISCHARGE PLANNING CONDITIONS – PHASE 3 SITE
PLANNING PORTAL REF. PP-10470376

Please find enclosed application, submitted on behalf of Firethorn Developments Ltd, for partial discharge of the following condition(s) of planning permission ref. 2019/1573 for employment development, specifically in relation to landscaping of the Phase 3 site.

The submission comprises the following plans and documents:

Condition	Submitted Material
• 22 – Common Areas Landscaping • 35 – On-plot landscaping • 36 – On-plot landscape management. • 44 – On-plot levels & surfaces	• Location Plan ref. 21049_P0602 rev.A • Landscape Framework Plan ref. 441-UW-P-001 rev.B • Softworks Planting Plan ref. 441-UW-P-002 rev.B • Landscape Features Plan ref. 441-UW-P-003 rev.B • Landscape Features Signage ref. 441-UW-P-004 Rev.- • Landscape Features Rabbit Fencing ref. 441-UW-P-005 Rev.- • Landscape Features Bench Detail ref. 441-UW-P-006 Rev.- • Landscape Features Typical Tree Planting Details ref. 441-UW-P-007 Rev.- • Landscape Features Typical Retaining Feature ref. 441-UW-P-008 Rev.- • Landscape and Ecological Management Plan ref. 441-UW-P-LEMP rev.B • Habitat Creation, Biodiversity Mitigation and Enhancement Scheme – Dec.21 rev.- • Proposed Levels ref. 079577-CUR-XX-XX-DR-C-91001-P07

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

Approval Sought	Extent of Approval
Partial	• All parts of the condition • Phase of built development (Phase 3) as defined by red line shown on the Location Plan ref. 21049_P0602 rev.A

The application fee of £116 has been paid via the Planning Portal.

This application is submitted alongside an application for approval of reserved matters relating to the development of the Gateway 36 Phase 3 site (PP-10450274). Please see also the explanatory notes appended to this letter.

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



Hamish Robertshaw
Director

Enc.

cc. Firethorn Developments Ltd

Condition 22 – Common Areas Landscaping

Condition 22 of planning permission reference 2019/1573 states:

Prior to the approval of the first reserved matters the applicant shall submit to the Local Planning Authority for approval a scheme for the specification and provision of

- 1. new/improved/replacement public rights of way on a phased basis, which shall all be of adoptable multi user standards and shall be completed prior to the occupation of each building*
- 2. Landscaping of the common areas on a phased basis, based on Landscape Mitigation Plan 334-ES-01 REV A*
- 3. Ecological Habitat creation and management relating specifically for protected and notable species based on Landscape Mitigation Plan 334-ES-01 REV A and Biodiversity Impact Assessment REV B*
- 4. boundary treatment (excluding on-plot boundary treatment) on a phased basis*
- 5. Fencing to Public Rights of Way on a phased basis*
- 6. management responsibilities and maintenance schedules for all the common areas of the development on a phased basis.*

Thereafter the agreed scheme shall be implemented prior to the occupation of any development plot and shall be maintained for the duration of the development.

Subsequently, with each reserved matters application, the approved scheme shall be updated and submitted to the Local Planning Authority for approval in writing for each subsequent plot. The approved document shall be implemented prior to the first occupation of the plot to which it refers. Any trees or shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

Reason: To safeguard the visual appearance and character of the area.

Note

Within the Phase 3 site, the ‘common areas of landscaping’ extend to all parts of the site within the red line boundary excluding the ‘built development area’ of the building, yard and car parks.

This submission provides a scheme for the specification and provision of the landscaping of this area as the second phase of landscaping to be undertaken as part of the overall development.

The common areas landscaping scheme and specification is shown on the following drawings:

- Landscape Framework Plan ref. 441-UW-P-001 rev.B
- Softworks Planting Plan ref. 441-UW-P-002 rev.B
- Landscape Features Plan ref. 441-UW-P-003 rev.B
- Landscape Features Signage ref. 441-UW-P-004 Rev.-
- Landscape Features Rabbit Fencing ref. 441-UW-P-005 Rev.-
- Landscape Features Bench Detail ref. 441-UW-P-006 Rev.-
- Landscape Features Typical Tree Planting Details ref. 441-UW-P-007 Rev.-
- Landscape Features Typical Retaining Feature ref. 441-UW-P-008 Rev.-

The ecological habitat creation and wider management details are set out in the following documents:

- Habitat Creation, Biodiversity Mitigation and Enhancement Scheme – Dec.21 rev.-
- Landscape and Ecological Management Plan ref. 441-UW-P-LEMP rev.B

Details of public rights of way, multi-user routes and other paths are shown on the Landscape Features Plan ref. (441-UW-P-003 rev.B).

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 Framework Plan ref. 441-UW-P-001 rev.B
- Softworks Planting Plan ref. 441-UW-P-002 rev.B
- Landscape Features Plan ref. 441-UW-P-003 rev.B
- Landscape Features Typical Tree Planting Details ref. 441-UW-P-007 Rev.-

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

Details of the hard landscaping, features and boundary treatments are shown on the following drawings:

- Site Finishes Plan ref. 21049_P0603 rev.B
- Fencing and Barrier Details ref. 21049_P0701 rev.B

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 landscape management plan document is submitted for approval in relation to the Phase 3 built development:

- Landscape and Ecological Management Plan ref. 441-UW-P-LEMP rev.B

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:

- Site Finishes Plan ref. 21049_P0603 rev.B
- Proposed Levels ref. 079577-CUR-XX-XX-DR-C-91001-P07