



PLANNING CONSULTATION RESPONSE

Application No	2026/0412
Proposal	Variation of conditions 2 (Approved Plans), 3 (Levels), 4 (Air Quality Mitigation), 5 (Trees), 6 (Highways Adoption Plan), 10 (Cycle Parking), 11 (Noise Mitigation), 13 (Boundary Treatment to Plots 1-7), 15 (CEMP) and 16 (Hampton Windows) of planning application 2021/1405 : Reserved matters (appearance, landscaping, layout and Scale) application for development of 91 homes, structural planting and landscaping, surface water attenuation and associated infrastructure in connection with outline planning permission 2017/1718 (Outline planning for up to 102 homes) (Amended Plans)
Address	Former William Freeman Site, Wakefield Road, Mapplewell, Barnsley, S75 6FZ
Date of Consultation Reply	19 th June 2026
Consultee	Highways DC

Consultation Assessment and Justification

Condition 2 (Approved plans)

With reference to the amended site layout plans, the following issues need to be addressed:

-The access to Plot 1 is too close to the site access junction with Wakefield Road at a distance of just 14m; there should be no vehicular accesses within 20m of the junction.

-There are no bin collection points shown on the plan; bin collection points should be provided for private drives, within close proximity of the public highway. They should be positioned such that they do not impede visibility or the manoeuvring of vehicles.

-Visitor parking provision appears to have been reduced by five spaces; the number of spaces should therefore be increased to the previously approved number of 19 spaces.

-The driveway of Plot 49 needs to be increased from 5m in length to either 6m if the garage is to have a roller shutter type door or 6.5m for the up-and-over type door.

-Plot 81 does not have adequate turning provision; vehicles would need to reverse approx. 30m in order to access/egress the spaces.

-The turning area adjacent to Plot 43 has been reduced significantly in size from the previously approved layout and there are minor alterations to other turning areas within the site; swept path manoeuvres of refuse vehicles turning throughout the site should therefore be provided.

-The attenuation tank needs to be positioned a minimum distance of 5m from any part of the internal road layout that is to be put forward for adoption to become part of the public highway.

Condition 10 (Cycle parking)

The proposed amendment to the condition is acceptable from a highways development control perspective.

Should the applicant wish to address the above raised issues, I shall be happy to provide further comments as necessary.



BARNSLEY

Metropolitan Borough Council

	Defer for amends/further information	
<u>Consultation Suggested Conditions:</u> —		
<u>Consultation Informative(s):</u> —		
<u>Planning Obligations required:</u> —		