



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2, PART 6 AGRICULTURAL OR FORESTRY DEVELOPMENT

Correspondence Address:

Toad Hall Farm
Thurgoland Hall Lane
Thurgoland
Sheffield
S35 7BB

Decision Date:

06/12/2022

APPLICATION NO: 2022/1233

DESCRIPTION: Proposed silage clamp and corn store (Agricultural Barn) (Prior Approval Required Agricultural ref 2022/0713)

LOCATION: Toad Hall Farm, Thurgoland Hall Lane, Thurgoland, Sheffield, S35 7BB

APPLICANT/AGENT: Mr David Watts

Prior approval is hereby **given** for the development described above subject to the following standard conditions:

- 1 The development must be carried out within a period of 5 years from the date of this notice.
Reason: As required under GPDO Part 6 Class A(2)(e)(v)(bb) and vi(bb).
- 2 The development must, be carried out in accordance with the details submitted with the application and specifications (plan refs:- Location Plan, Site Plan, 001 Elevations, 002 Floor Plans, Corn Store Elevations)
Reason: As required under GPDO Part 6 Class A(2)(e)(v)(bb) and vi(bb).

Additional information:

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.

Further information is also available on The Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2021 until 31st December 2022

- 2 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

- 3 The proposed development will require the diversion of one or more public rights of way. Any changes to public rights of way are subject to a separate legal process and public consultations, which must be confirmed before any works take place. Planning permission does not grant permission to build over public rights of way unless this legal process has been satisfied. For more information contact publicrightsofway@barnsley.gov.uk

- 4 The Environment Agency advise that any new silage clamp system should comply with guidance on gov.uk

Storing silage, slurry and agricultural fuel oil -GOV.UK (www.gov.uk)SAFFO Regulations The proposed development must fully comply with the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (England) (SSAFO) Regulations 2010 and as amended 2013 and in particular follow schedule 1 of SSAFO regs <https://www.legislation.gov.uk/ukxi/2010/639/contents/madeEnvironmental> good practice advice is available in The Code of Good Agricultural Practice (COGAP) for the protection of water, soil and air (produced by DEFRA).

The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations.

Any agricultural development that will result in an increase in cattle numbers or water usage may adversely impact the storage of waste waters, slurry and other polluting matter.

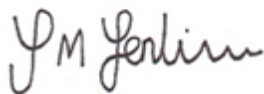
The applicant is advised to review the existing on-farm slurry and manure storage and ensure compliance with the SSAFO Regulations.

You must inform the Environment Agency, verbally (Tel: 03708 506 506) or in writing, of a new, reconstructed or enlarged slurry store, silage clamp or fuel stores at least 14 days before starting any construction work.

The notification must include the type of structure, the proposed design and construction, and once an agreed proposal has been constructed we will ask you to send us a completed WQE4 notification form before you start using the facility. Further guidance Storing silage, slurry and agricultural fuel oil Protecting our Water, Soil and Air: A Code of Good Agricultural Practice for farmers, growers and land managers

Signed

Dated 06/12/2022



Joe Jenkinson
Head of Planning, Policy and Building Control

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.