



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2, PART 11 PROPOSED DEMOLITION

Correspondence Address:

Florence House
5 Spearhead Way
Lawkholme Lane Business Park
Keighley
West Yorkshire
BD213LA

Decision Date: 16.10.2025

APPLICATION NO: 2024/0994
DESCRIPTION: Demolition of Working Mens Club
LOCATION: Alexandra Working Mens Club, 59 High Street, Royston, Barnsley, S71 4RF
APPLICANT/AGENT: R N Wooler & Co Ltd

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 the submission of the application.
Reason: As required under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 11 Class B.2(b)(ix)(bb).
- 2 The development must, be carried out in accordance with the details submitted with the application and specifications.

-Plan References
-Location Plan
-Existing and Proposed Block Plan
-Existing and Proposed Site Plan
-Preliminary Roost Assessment produced by Arbtech dated 9th January 2025
-Bat Emergence and Re-Entry Survey produced by Arbtech dated 9th July 2025
Reason: As required under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 11 Class B.2(b)(viii)(bb)

- 3 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.
- 4 Best practicable means shall be employed to minimise dust. Such measures may include water bowsers, sprayers whether mobile or fixed, or similar equipment. At such times when due to site conditions the prevention of dust nuisance by these means is considered by the Local Planning Authority in consultations with the site operator to be impracticable, then movements of soils and overburden shall be temporarily curtailed until such times as the site/weather conditions improve such as to permit a resumption.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1
- 5 Effective steps shall be taken by the operator to prevent the deposition of mud, dust and other materials on the adjoining public highway caused by vehicles visiting and leaving the site. Any accidental deposition of dust, slurry, mud or any other material from the site, on the public highway shall be removed immediately by the developer.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1
- 6 The development shall be completed in line with the recommendations in the Preliminary Roost Assessment Report (9th January 2025) and Bat Emergence and Re-entry Surveys (BERS) Report (9th July 2025) and the conditions of the planning permission. All the recommendations shall be implemented in full.
Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy BIO1.

Additional information:

- 1 No hoarding/fencing shall be erected on or within the extent of the public highway without the prior approval of the Local Highway Authority and the necessary licencing being obtained. Applications for licences can be made via: <https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/licences-for-scaffolding-and-hoardings/>
- 2 The development hereby approved includes the demolition of existing buildings. You are advised that before undertaking any demolition, you may require a demolition licence from the Highway Authority. Please be aware that works shall be to the specification and satisfaction of the Highway Authority and you must give 6 weeks' notice of demolition. If you start demolition work without the appropriate licence, you may be prosecuted. Fees are payable for the approval of demolition, and you will be issued with a Section 81 notice prior to commencing work, or you may be prosecuted. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/planning-and-buildings/building-control/get-permission-to-demolish-a-building/> or please contact at email demolition@barnsley.gov.uk
- 3 The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.
- 4 It is recommended that measures are taken to prevent a nuisance/ or effect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke or dust. No waste should be burnt. If a statutory nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, dust or smoke nuisance from being created.

Signed:

Dated: 16 October 2025



Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

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.