



The Planning Inspectorate

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Your Ref: 2019/0230

Our Ref: APP/R4408/W/19/3236269

Date: 03 December 2019

Sent by e-mail:

Dear Sir or Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Town and Country Planning Act 1990

Appeal by Mr and Mrs Christopher/Julie Austin

Site Address: Land at 210 Carlton Road, Barnsley S71 2AP

I refer to the above appeal.

The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed is as follows: Application form - Outline Residential development for up to 14 dwellings with detailed access. Decision notice - Residential development of 14no dwellings (Outline with all matters reserved apart from means of access). Appellant did not agree to this change or was asked contrary to NPPG.

The development proposed falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The appeal site, an area of paddock or grazing land, relates to the residential detached bungalow, known as No 210 Carlton Road in the Athersley South district in the town of Barnsley and the land associated with it. The site has vehicular access from Carlton Road to the north of the dwelling, which leads to a driveway providing parking for several vehicles. Beyond the driveway, to the north of the site, are several outbuildings and animal huts. The site extends beyond the rear boundaries of several of the residential dwellings fronting Carlton Road and is mainly laid to grass.

The existing bungalow at No 210 Carlton Road would be retained & the existing access would be widened. The site itself is not located within a designated sensitive area. The Carlton Main Brickworks Site of Special Scientific Interest (SSSI) is located approximately 3km to the east of the appeal site, as indicated by the Magic Maps website. This is a designated sensitive area as defined by the EIA Regulations.

The proposal is for urban development within the Athersley South district in the town of Barnsley. The development would result in the loss of an area of paddock or grazing land. There will be some temporary environmental effects during construction, but this is not likely to be long term. There are no likely significant long-term impacts in terms of noise, waste, flooding, land contamination, highways, archaeology, arboriculture, ecology, heritage issues or complex construction. Given the nature, scale and location of the proposal issues, the impacts of the development would not be significant in terms of the receiving environment and existing land uses. Consequently, while there may be some impact on the surrounding area as a result of this development, the proposal would not be of a scale and nature likely to result in significant environmental impact. EIA is not required.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

cc: Mr G Northern (agent)

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<https://acp.planninginspectorate.gov.uk/>