



PLANNING CONSULTATION RESPONSE

Application No	2025/1080
Proposal	Change of use of Working Men's Club (Use Class Sui Generis) to 9x supported living dwellinghouses for adults with staff facilities (Use Class C2) including associated alterations to the exterior of the building.
Address	2 Broad Street, Hoyland, Barnsley, S74 9DY
Date of Consultation Reply	11/03/2026
Consultee	Pollution Control

Consultation Assessment and Justification

The associated documentation has been reviewed and the location and risks have been assessed and my comments are as follows:

This development has the potential to have an adverse impact on health and quality of life of those living and/or working in the locality.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

During works, construction or demolition related activity shall only take place onsite 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: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

There shall be no burning of any material on the development site during the demolition and construction phases.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

Before use of the development commences, the mitigation measures described in report 'Proposed Residential Development, Former Hoyland Nether WMC' produced by Environmental Noise Solutions Limited, dated 11 December 2025, ref: NIA-12409-25-12675-V1-Hoyland (Final).docx, shall be implemented. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

Consultation Informative(s):

It is recommended that measures are taken to prevent a nuisance/or affect 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, odour, light 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



BARNSLEY

Metropolitan Borough Council

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, light, odour, dust or smoke nuisance from being created.

Planning Obligations required:

n/a