



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 3 CHANGES OF USE

Correspondence Address:

Development House
261 Church Street
Blackpool
FY1 3PB

Decision Date:

17/12/2021

APPLICATION NO: 2021/1110

DESCRIPTION: Change of use from offices to 39 no residential apartments (Application to determine if prior approval is required)

LOCATION: 18 Regent Street, Barnsley, S70 2HG

APPLICANT/AGENT: Keystone Design Associates Ltd

Prior approval is **not required** for the development described above; subject to the following standard conditions:

- 1 The development must be completed within a period of 3 years starting with the prior approval date.
Reason: In accordance with the conditions set out within Class O of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 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 Prior to the occupation of residential element of the building, the noise mitigation recommended in the acoustic survey and assessment produced by Martin Environmental Solutions dated October 2021 ref: 2180-1 shall be installed. This includes the use of standard 6/12/6 double glazing units and a ventilation system incorporating acoustic trickle ventilators for all windows to habitable rooms to the proposed properties. The scheme shall be retained as such throughout the life of the development.

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 The development hereby permitted shall not be occupied until a Travel Plan has been submitted, approved and signed off by the LPA.

Reason: To ensure that the development offers a wide range of travel choices to reduce the impact of travel and transport on the environment.

Additional information:

- 1 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.

- 2 The granting of planning permission does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk
- 3 The ground floor commercial/cafe unit shall only accommodate uses that fall within Use Class E(a), E(b), E(c), E(d) & E(g)(i). and for no other purpose (including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Signed

Dated 17/12/2021



Joe Jenkinson
Head of Planning and Building Control