



PLANNING CONSULTATION RESPONSE

Application No	2025/1076
Proposal	Erection of 5no. dwellings
Address	Bell Yard, Wells Street, Cudworth, Barnsley, S72 8DP
Date of Consultation Reply	13/04/26
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for consulting Highways Development Control on this application seeking permission for the erection of 5 dwellings.

The proposal seeks to redevelop the site to provide a small residential scheme of 5 dwellings, served via the existing access off Wells Street.

The site is quite constrained and is bounded in part by a retaining wall directly adjacent to the highway. From both the drawings and the site photos, this wall clearly forms a structural boundary and is likely to be affected by any additional loading from the development. This could include loading from vehicles, parked cars, and any changes in levels or surfacing within the site.

Having consulted directly with our Structures Section, we have been advised that the applicant would need to demonstrate that the existing wall is capable of accommodating any increased loading from both the proposal buildings and any vehicles that may park or delivery vehicles that may use the surfaced areas adjacent to the retaining wall. Without this information, there's a risk to the integrity of the wall and to the safety of the adjacent highway and its users.

In terms of the layout, the general arrangement is acceptable in principle, however I have some concern with the proposed shared driveway serving the two most central plots. This appears to pinch down to around 2.3m between the corners of the buildings and the proposed boundary line, which is very tight and would likely cause issues in day-to-day use if the boundary would be a physical feature. It would be helpful to understand whether this is intended to be an open plan shared surface or whether any boundary treatments are proposed.

I would be grateful if the applicant could address the above, and I will happy to reassess the application on receipt of the further information required, detailed above.

Many thanks,



BARNSLEY

Metropolitan Borough Council

Sarah Sharp Senior Engineer Highways Development Control		
NO OBJECTION*	Defer for amends/further information*	OBJECT
<u>Consultation Condition(s):</u>		
<u>Consultation Informative(s):</u>		
<u>Planning Obligations required</u>		