



## Notice of Prior Approval Determination

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

**Correspondence Address:**

Property Services  
Westgate Plaza One  
PO Box 634  
Barnsley  
S70 9GG

**Decision Date: 21/06/2024**

**APPLICATION NO:** 2024/0348  
**DESCRIPTION:** Demolition of properties 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21 and 23 Cooperative Street, 8, 10, 12, 14, 16, and 18 Cooperative Street, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24 and 26 Victoria Street (Prior Notification Demolition)  
**LOCATION:** Cooperative Street and Victoria Street, Goldthorpe, Rotherham  
**APPLICANT/AGENT:** BMBC

Prior approval is **not required** 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 on which the application was submitted to the local planning authority which was the 12th April 2024.  
**Reason: In accordance with 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 and specifications (Demolition details received 20th June 2024 Bat Emergence Survey Report dated 4th June 2024 and Preliminary Ecological Appraisal dated 10th April 2024) 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 Demolition 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 The development shall be completed in line with the recommendations within the Preliminary Ecological Appraisal and Bat Emergence Survey Report. All the recommendations shall be implemented in full according to the timescales laid out, unless otherwise agreed in writing by the Local Planning Authority, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

**Reason: In the interests of Biodiversity in accordance with Local Plan Policy BIO1.**

Additional information:

- 1 The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.

If a protected species (such as any bat or nesting bird) is discovered using a feature on site that would be affected by the development or related works all activity which might affect the species at the locality should cease. You should then seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This advice note should be passed on to any persons or contractors carrying out the development/works.

Signed:

Dated: 21 June 2024

A handwritten signature in black ink, consisting of a stylized, cursive 'G' followed by a horizontal line extending to the right.

**Garry Hildersley**

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