



ELG Planning

[REDACTED]
Gateway House, 55 Coniscliffe Road,
Darlington, Co. Durham, DL3 7EH

Barnsley Metropolitan Borough Council,
Planning and Building Control,
PO Box 634,
Barnsley,
S70 9GG

1st December 2025

Dear Sir / Madam,

RE: TOWN AND COUNTRY PLANNING ACT 1990. APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE (PROPOSED DEVELOPMENT) IN RELATION TO THE USE OF LAND AS A TEMPORARY COMPOUND DURING THE CONSTRUCTION OF AN ENERGY STORAGE FACILITY ON AN ADJACENT SITE AT TOFTS LANE, HUNSHelf, SHEFFIELD,
[REDACTED]

Please find enclosed an application for a Certificate of Lawful Development (Proposed Development) ('LDC'), which has been submitted on behalf of Harmony HS (JV) Ltd. The application comprises:

- Completed Application Form;
- Site Location Plan; and
- This Covering Letter.

[REDACTED]

The purpose of this statement is to present the proposed development in the context of the permitted development rights that are included in the Town & County Planning (General Permitted Development) (England) Order 2015 (as amended) ('GPDO').

Site Context and Background

The application site comprises of an area of agricultural land to the south of Tofts Lane, to the northwest of the Hunshelf Substation. To the immediate southeast of the site, planning permission has been granted for an Energy Storage Facility (LPA Ref: 2023/0322).

The construction/installation period of the approved development (2023/0322) is anticipated to take place over a 2-year period, and the applicant is seeking to utilise this application site as a temporary construction compound during the course of the works.



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The purpose of this application for a lawful development certificate is to seek formal confirmation from the LPA that the use of the site as a temporary compound is a permitted development. [REDACTED]

Assessment of Permitted Development Rights (Temporary Use of Land)

The following section provides the justification for the temporary use of land as a construction compound being considered permitted development having regard to Schedule 2, Part 4 (Temporary Buildings and Uses), Class A (Temporary Buildings and Structures) of the Town and Country Planning (General Permitted Development (England) Order 2015 (as amended). Extracts from the permitted development rights are in bold italics.

Permitted development

A. The provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.

The proposed temporary compound will comprise of:

- Portacabins (welfare unit and office)
- Construction staff vehicle parking
- Storage of plant and equipment
- Security fencing and gates

The compound will only be in situ temporarily in connection with the construction of the approved Energy Storage Facility on land immediately adjoining the compound to the southeast. Upon completion of the construction of the BESS, the compound will be removed in its entirety. This application is supported by a location plan which outlines the current application site in red, and the approved Energy Storage Facility in blue, clearly demonstrating that they are adjoining.

The development is therefore considered to be compliant with this provision of the GDPO. [REDACTED]

A.1 Development is not permitted by Class A if—

- (a) the operations referred to are mining operations, or***
- (b) planning permission is required for those operations but is not granted or deemed to be granted.***

- (a) The operations are not mining operations;
- (b) Planning permission is required for the constructed of the Energy Storage Facility, and has been granted through application reference 2023/0322.

Conditions

A.2 Development is permitted by Class A subject to the condition that, when the operations have been carried out:



- (a) any building, structure, works, plant or machinery permitted by Class A is removed, and*
- (b) any adjoining land on which development permitted by Class A is carried out is, as soon as reasonably practicable, reinstated to its condition before the development was carried out.*


Following the completion of the works and the energisation of the Energy Storage Facility, the temporary compound, welfare buildings and hardstanding/gravel, will be removed from the site in its entirety, and the land reverted back to its current use.

Conclusion

As demonstrated by this statement, the proposed use of the site as a temporary construction compound for the adjacent site will accord with all relevant requirements to qualify as permitted development under Schedule 2, Part 4, Class A (Temporary buildings and structures) of the GPDO 2015 (as amended).

We trust the submitted information allows the LDC to be granted. Please do not hesitate to contact me should you have any queries.

Yours faithfully


Louise Wood MRTPI,
Principal Planner

