



PLANNING CONSULTATION RESPONSE

Application No	2026/0599
Proposal	Subdivision and change of use of the building to provide a ground floor office and laundrette, with four studio apartments at first and second floor level, together with associated internal alterations, fire and acoustic separation works, internal bin storage, basement storage, revised access/frontage arrangements and associated works (Retrospective)
Address	8 Regent Street, Barnsley, S70 2EJ
Date of Consultation Reply	13 th August 2026
Consultee	Highways DC

Consultation Assessment and Justification

The four studio apartments were previously granted permission under app.no. 2024/0111. It is considered that the proposed laundrette use would not have a greater number of employees or would not generate a higher number of vehicular movements than the existing office use when it was fully operational.

Given its town centre location, the site is within comfortable walking distance of Barnsley Interchange along with the services, amenities and facilities of Barnsley town centre and is therefore in a sustainable location which complies with NPPF 9 Promoting Sustainable Transport policies and Barnsley Local Plan (January 2019) Policy T3 New Development and Sustainable Travel.

It is noted that future plans for the laundrette may include the introduction of a collection/drop-off service whereby drivers would drop off bags of washing from clients, with the bagged laundry brought directly into the building; the presence of a loading bay along the site side of the road just a few metres from the entrance into the building would allow such a service to operate without adversely impacting upon the public highway.

The proposals are therefore considered acceptable from a highways point of view.

NO OBJECTION

Consultation Suggested Conditions:

No specific highways related conditions are deemed necessary.

Consultation Informative(s):

No specific highways related informative notes are deemed necessary.

Planning Obligations required:

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