



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2023/0177

To Savills UK Ltd
12 Booth Street
Manchester
M2 4AW

DESCRIPTION Variation of conditions 2 (approved plans), 10 (facing bricks) and 11 (colour finish of the roof, windows, doors and walls other than brickwork) in relation to planning application 2021/0542 to amend the external materials and layout -Alterations to the building elevations including minor infilling, creation of a new drive-thru lane with associated facilities, alterations to the car parking layout and associated works

LOCATION Unit 9, Peel Centre, Harborough Hill Road, Barnsley, S71 1JE

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 01/03/2023 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date 30 June 2022.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.
 - Existing Roof Plan drawing no MH1238-03
 - Existing Sections drawing no MH1238-05
 - Existing Site plan drawing no MH1238-01
 - Proposed Roof Plan drawing no MH1238-08
 - Proposed Soft Landscape drawing no MH1238-SK31
 - Proposed Specification - drawing number AGH/996/06
 - Proposed Pay and Collect Kiosks -drawing number AGH/996/07
 - Amended Site Layout Plan drawing number AGH/996/08B
 - Proposed Elevations drawing number C100
 - Proposed Elevations drawing number C101
 - Window detail drawing number D100
 - Existing ground floor plan drawing number E100
 - Location Plan drawing number E100.1
 - Existing External Elevations drawing number E101
 - Proposed Ground Floor Plan drawing number F100

- Proposed Site Plan drawing number L100
- Proposed Site Plan drawing number L101

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 The development should be undertaken in accordance with the approved Construction Traffic Management Plan Statement and drawing reference C482/SE, received 28 June 2022 subject to the clarification that the construction operation hours shall be restricted to 08:00 to 18:00 Monday to Friday and 09:00 to 14:00 on a Saturday and no working at all on a Sunday.
Reason: In the interests of highway safety, residential amenity and visual amenity, in accordance with Local Plan Policies T4 and Poll 1.
- 4 The road markings, lining and signing shown on the approved road markings layout plan drawing number AGH/996/08B received 23 February 2022 shall be fully implemented prior to the development being brought into use and shall thereafter be retained.
Reason: In the interests of highway safety, in accordance with Local Plan Policy T4 New Development and Highway Improvement.
- 5 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings), delineated and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: In the interest of highway safety, in accordance with Local Plan Policy T4 New Development and Highway Improvement.
- 6 Full details of the proposed cycle stands indicated on the submitted plan shall be submitted to and approved in writing by the Local Planning Authority and shall be fully implemented before the drive thru lane hereby permitted is brought into use. The approved cycle stands shall thereafter be retained.
Reason: To encourage cycling as a means of transport, in accordance with Local Plan Policy T3 New Development and Sustainable Travel.
- 7 Full details of the proposed bin store indicated on the submitted plans shall be submitted to and agreed in writing by the Local Planning Authority and shall be fully implemented before the drive thru lane hereby permitted is brought into use. The approved bin store shall thereafter be retained.
Reason: In the interests of the satisfactory appearance of the completed scheme and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 8 Before any works above ground levels commence, full details of the proposed replacement landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.
Reason: In the interests of the satisfactory appearance of the completed scheme and in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 9 The approved landscaping scheme shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan Policy GD1 General Development.

- 10 Prior to re-occupation of the building, full details of any new externally mounted plant or equipment for heating, cooling, ventilation or fume extraction purposes, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details
Reason: In the interest of visual and residential amenity in accordance with Local Plan Policy Poll1, Pollution Control and Protection.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 1 The developer is reminded that the units lawful use is for any use within Class E and for no other use.
- 2 The developer is advised that advertisement consent may be required for any advertisements on the units. The design of any advertisements should be appropriate and sympathetic to the building.

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed

Dated 12/04/2023



Joe Jenkinson
Head of Planning, Policy and Building Control

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.