



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2026/0355

To White Agus Ltd
Office One
Drill Hall
11 Eastgate
Barnsley
S70 2EU

DESCRIPTION (RETROSPECTIVE) Variation of condition 2 (Approved Plans) and Condition 3 (Biodiversity Net Gain) of application 2024/0699: Demolition of existing buildings and erection of 5no. bungalows, formation of new access and associated works.

LOCATION Royston Working Mens Club, 52 Church Street, Royston, Barnsley, S71 4QU

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 08/05/2026 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby approved shall be carried out strictly in accordance with the amended plans:
Proposed Site Plan, Ref: 23-227, Dwg No: 06, Rev: F, Received: 15/7/2026
Proposed Plans and Elevations Plots 1 and 2, Ref: 23-227, Dwg No: 11, Rev: D
Proposed Plans and Elevations Plot 3, Ref: 23-227, Dwg No: 12, Rev: D
Proposed Plans Plot 4, Ref: 23-227, Dwg No: 13, Rev: D
Proposed Plans and Elevations Plot 5, Ref: 23-227, Dwg No: 14, Rev: D
Proposed Garage Plans, Ref: 23-227, Dwg No: 07, Rev: B, Received: 18/5/2026
and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1: High Quality Design and Place Making.
- 2 The development hereby approved shall be carried out in full accordance with the following ecological documents which were submitted with the application:
Biodiversity Net Gain Assessment, Document Ref: 240457/BNG/1, Received: 26/6/2026
Biodiversity Net Gain Metric, Iteration 1, Received: 26/6/2026
Biodiversity Gain Plan, Rev 1, Received: 26/6/2026
Habitat Management and Monitoring Plan, Version 3, Received: 26/6/2026
Reason: In the interests of clarification and to help deliver a biodiversity net gain on site in accordance with Schedule 7a of the Town and Country Planning Act 1990.

- 3 Prior to the occupation of the development hereby approved, photographic evidence which shows that the height of the concrete posts have been reduced shall be submitted to and agreed in writing by the Local Planning Authority. The height of the concrete posts shall be reduced to a height which does not exceed the height of the external boundary treatment(s) and ensures that the posts are not visible from neighbouring properties or the Church Street.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1: High Quality Design and Place Making.
- 4 The development hereby approved shall be carried out in accordance with the relevant documents agreed in writing as per condition discharge application ref: 2025/0309 in relation to cycle storage; drainage; biodiversity enhancements and coal mining.
Reason: To ensure compliance with the approved technical documents.
- 5 Prior to the occupation of the development hereby approved, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
Reason: In accordance with National Planning Policy Framework Paragraphs 196, 197 and 187 e & f.
- 6 Prior to the occupation of the development hereby approved, details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption as maintainable at public expense within the site shall be submitted to and approved in writing by the Local Planning Authority. Once agreed, the development shall be maintained in accordance with the approved management and maintenance details.
Reason: To ensure that all private streets and landscaped areas are appropriately managed and maintained to ensure the safety of all users and in accordance with Local Plan Policy T4: New Development and Transport Safety.
- 7 Prior to the occupation of the development hereby approved, details of the surface water drainage works, including how surface water from the development will be discharged, shall be submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
a) evidence to demonstrate that surface water disposal via infiltration or watercourse are not reasonably practical;
b) evidence of existing positive drainage to public sewer and the current points of connection; and
c) the means of restricting the discharge to public sewer to the existing rate less a minimum 30% reduction, based on the existing peak discharge rate during a 1 in 1 year storm event, to allow for climate change.
Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal and in the interest of sustainable drainage.
- 8 Prior to the occupation of the development hereby approved, a Bat and Bird Box Scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of bird and bat nesting boxes / bricks such as the location, specification and design of the habitats. The boxes / bricks shall be installed prior to the occupation of any dwelling strictly in accordance with the details approved and maintained as agreed for the lifetime of the development.
Reason: To ensure that appropriate ecological mitigation is provided in accordance with Local Plan Policy BIO1: Biodiversity and Geodiversity.

- 9 Prior to the occupation of the development hereby approved, the areas to be used by vehicles shall be surfaced in a solid bound material (i.e. not loose chippings). Adequate measures shall be designed into these areas to avoid the discharge of surface water from the site on to the highway.
Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4: New Development and Transport Safety.
- 10 Prior to the occupation of the development hereby approved, pedestrian visibility splays of 2m x 2m to the back edge of the footway shall be provided at the proposed access. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the footway which would obstruct the visibility splays. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.
Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4: New Development and Transport Safety.
- 11 Prior to the occupation of the development hereby approved, any redundant vehicular accesses shall be reinstated as full height kerb (and footway).
Reason: In the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.
- 12 Any remaining construction related activity shall only take place onsite between the following hours:
0800 - 1800 Monday to Friday; and
0900 - 1400 on Saturdays; and
at no time on Sundays or Bank Holidays.
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1: Pollution Control and Protection.
- 13 The garages hereby approved shall be used for the garaging of private motor vehicles and for private use incidental to the enjoyment of the dwellinghouses only and not for trade, business or any other purposes without the grant of further specific planning permission from the Local Planning Authority.
Reason: To ensure that the use of the site access is not intensified in the interest of highway safety and in accordance with Local Plan Policy T4: New Development and Transport Safety.
- 14 The submitted and hereby approved Construction Method Statement (CMS) included on drawing: Proposed Site Plan, Ref: 23-227, Dwg No: 06, Rev: F, Received: 15/7/2026, shall be adhered to throughout the construction period.
Reason: In the interests of highway safety and in accordance with Local Plan Policy T4: New development and Transport Safety.
- 15 Vehicular and pedestrian gradients within the site shall not exceed 1:12.
Reason: In the interests of the safety of persons using the access and users of the highway in accordance with Local Plan Policy T4: New Development and Transport Safety.

- 16 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To ensure that the development remains in-keeping with the existing street scene in accordance with Local Plan Policy D1: High Quality Design and Place Making.

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.

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: 28 July 2026

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line.

Garry Hildersley

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

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 giving 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.

STATUTORY BIODIVERSITY NET GAIN CONDITION

DEEMED CONDITION

(As required Schedule 7a of the Town and Country Planning Act 1990 (as amended) and inserted by the Environment Act 2021)

Development may not be begun unless:

1. A Biodiversity Gain Plan has been submitted to the planning authority; and
2. The Local Planning Authority has approved the plan.

The Biodiversity Gain Plan must include:

- a) information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b) the pre-development biodiversity value of the onsite habitat;
- c) the post-development biodiversity value of the onsite habitat;
- d) any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e) any biodiversity credits purchased for the development; and
- f) any such other matters as the Secretary of State may by regulations specify.

In addition, under Articles 37C(2) and 37C(4) of The Town and Country Planning (Development Management Procedure) (England) Order 2015, the following specified matters are required, where development is not to proceed in phases:

- g) name and address of the person completing the Plan, and (if different) the person submitting the Plan;
- h) a description of the development and planning permission reference number (to which the plan relates);
- i) the [relevant date](#), for the purposes of calculating the pre-development biodiversity value of onsite habitats and if proposing an earlier date, the reasons for using this earlier date;
- j) [the completed biodiversity metric calculation tool\(s\)](#), stating the publication date of the tool(s), and showing the calculation of the pre-development onsite value on the [relevant date](#), and post-development biodiversity value;
- k) a description of arrangements for maintenance and monitoring of habitat enhancement to which paragraph 9(3) of Schedule 7A to the 1990 Act applies (habitat enhancement which must be maintained for at least 30 years after the development is completed);
- l) (except for onsite irreplaceable habitats) a description of how the biodiversity gain hierarchy will be followed and where to the extent any actions (in order of priority) in that hierarchy are not followed and the reason for that;
- m) pre-development and post-development plans showing the location of onsite habitat (including any irreplaceable habitat) on the [relevant date](#), and drawn to an identified scale and showing the direction of North;
- n) a description of any [irreplaceable habitat](#) on the land to which the plan relates which exist on the [relevant date](#), and any part of the development for which planning permission is granted where the onsite habitat of that part is irreplaceable habitat arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat; and
- o) if [habitat degradation](#) has taken place:
 - i. a statement to this effect,
 - ii. the date immediately before the degradation activity,
 - iii. the completed biodiversity tool showing the calculation of the biodiversity value of the onsite habitat on that date, and
 - iv. any available supporting evidence for the value.

INFORMATIVE 1

When calculating the post-development biodiversity value of a habitat, the Local Planning Authority can only take into account an increase in biodiversity value post-development where it is satisfied that the habitat creation or enhancements delivering the increase will be maintained for at least 30 years after the development is completed. This must be secured either by a planning condition, planning obligation, or conservation covenant

INFORMATIVE 2

The General Biodiversity Gain Condition has a separate legal basis in contrast to other planning conditions and will apply to all planning permissions, unless exempt. The General Biodiversity Gain Condition will therefore not appear on the decision notice along with the list of planning conditions imposed on the application, rather it will be referenced separately.

The General Biodiversity Gain Condition cannot be varied or removed by an application under section 73 of the Town and Country Planning Act. It also cannot be discharged as part of the grant of planning permission.

INFORMATIVE 3

A Biodiversity Net Gain Template can be found here:

<https://www.gov.uk/government/publications/biodiversity-gain-plan>

INFORMATIVE 4

The statutory deemed condition above is relevant to all major applications submitted since 12th February 2024 and to all non-major applications submitted after 2nd April 2024, unless exempt.

The onus is on the applicant/agent to notify the Local Planning Authority at developmentmanagement@barnsley.gov.uk if the application was exempt and provide the reasons for the exemption. Exemptions can be found at this link <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>