



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO. 2022/0373**

**To** RSK  
Spring Lodge  
172 Chester Road  
Helsby  
WA6 0AR  
United Kingdom

**DESCRIPTION** Electric Vehicle Charging Station comprising 8no. EV charging spaces and ancillary development including a covered roof canopy with solar glass, substation and LV switchboard

**LOCATION** Car park of the Hotel Ibis Styles, Whinby Road, Dodworth, Barnsley

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 25/04/2022 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 of this permission.  
**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 (Nos) and specifications as approved unless required by any other conditions in this permission.  
New Proposal Overview (OS Plan) drawing number 44.022\_PA\_000002  
Existing Plan drawing number 44.022\_PA\_001000  
New Proposal Fastned drawing number 44.022\_PA\_001001  
New Proposal Fastned Critical Dimensions drawing number 44.022\_PA\_001002  
Proposed Fastned Charger Specification drawing number 44.022\_PA\_004001  
Existing Overview drawing number 44.022\_PA\_000001  
New Proposal Fastned Red line boundary drawing number 44.022\_PA\_001003  
New Proposal Fastned Elevation A-A drawing number 44.022\_PA\_002001  
New Proposed Fastned Elevation B-B drawing number 44.022\_PA\_002002  
Amended Landscaping Plan drawing number 44.022\_PA\_501

**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 All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development; 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 Policies GD1 General Development and 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.

- 1 The applicant shall conform with all electrical and safety standards / regulations etc required for the installation of EVCPs. Future liability for conforming with these requirements will be the responsibility of the applicant. The applicant shall determine which electrical safety standards are appropriate.
- 2 The applicant is advised to take care in relation to any existing statutory undertakers apparatus within the grassed area where the proposed landscaping scheme is to take place.

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: 13 July 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.