



## PLANNING CONSULTATION RESPONSE

<b>Application No</b>	2025/0849
<b>Proposal</b>	Redevelopment of builder's yard to erect two dwellings
<b>Address</b>	Birkland Farm, Fullshaw Lane, Langsett, Sheffield, S36 9FD
<b>Date of Consultation Reply</b>	04/03/2026
<b>Consultee</b>	Pollution Control

### Consultation Assessment and Justification

The associated documentation has been reviewed and the location and risks have been assessed and my comments are as follows:

This development has the potential to have an adverse impact on health and quality of life of those living and/or working in the locality.

The LCRM: Stage 1 Risk Assessment & CMRA has indicated further investigation works are required.

**Defer for amends/further information\***

\*Delete as applicable

#### **Consultation Suggested Conditions:**

No development shall take place until the further investigation works described in report 'LCRM: Stage 1 Risk Assessment & CMRA, Birkland Farm, Gilbert Hill, Langsett', produced by Groundsmiths Geotechnical Engineers, dated 18 August 2025, ref: GUK-0625-03/Rp-001, have been carried out.

To ensure compliance with Local Plan Policy CL1 'Contaminated and Unstable Land'.

No development shall take place until a report is provided to the Local Planning Authority, following further investigation works, detailing an appraisal of any remedial works required and timescales for these works. The report shall be endorsed by a competent engineer experienced in ground contamination and remediation. The development shall thereafter be undertaken in full accordance with the submitted report.

To ensure compliance with Local Plan Policy CL1 'Contaminated and Unstable Land'.

Where remediation is to be completed, a verification report shall be submitted to the Local Planning Authority on completion of the works. The report shall be endorsed by a competent engineer experienced in ground contamination and remediation.

To ensure compliance with Local Plan Policy CL1 'Contaminated and Unstable Land'.

During works, construction or demolition related activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays



# BARNSELEY

Metropolitan Borough Council

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

There shall be no burning of any material on the development site during the demolition and construction phases.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

**Consultation Informative(s):**

*It is recommended that measures are taken to prevent a nuisance/or affect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke, odour, light or dust. No waste should be burnt. If a Statutory Nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, light, odour, dust or smoke nuisance from being created.*

**Planning Obligations required:**

n/a