BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2013/0547

To DMA Design Management Ltd
6 New Hall Way
Dialwood
Flockton
Wakefield
WF4 4AX

DESCRIPTION Demolition of existing industrial buildings and erection of portal framed industrial unit for use of aluminium scrap metal storage.
LOCATION Boulder Bridge Lane, off Shaw Lane, Carlton, Barnsley, S71 3HJ

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 24 May 2013 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun within 3 years from the date of this permission.
Reason: To comply with the requirements of Section 91 (as amended) of the Town and Country Planning Act 1990.

2 The Waste Planning Authority (WPA) shall be notified in writing of the date of commencement at least 7 days, but not more than 14 days, prior to the commencement of the development.
Reason: To enable the WPA to monitor compliance with the conditions of the planning permission.

3 The development hereby permitted shall only be carried out in accordance with the following documents, unless amendments are made pursuant to the other conditions below:
a) Drawing titled 'Existing Location and Site Plan', numbered EX-01, project 12/199 and dated May 2012;
b) Drawing titled 'Proposed Floor Plan', numbered PR-02, project 12/199 and dated May 2012;
c) Drawing titled 'Proposed Elevations', numbered PR-03, project 12/199 and dated May 2012;
d) Drawing titled 'Proposed Elevations', numbered PR-04, project 12/199 and dated May

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

Signed
Service Director Economic Regeneration, Development, Environment & Culture

Dated 17 December 2014

Development Service **Telephone: 01226 - 772000**
PO Box 604, Barnsley, S70 9FE **Fax: 01226 - 772591**

2012;
e) Drawing titled 'Proposed Site Plan', numbered PL-10 Rev A, project 14/278 and dated August 2014; and
f) Design and Access Statement for Proposed Industrial Unit, Aluminium Recycling (UK) Ltd.
Reason: For the avoidance of doubt and in accordance with CSP 29 Design.

4 The external materials of the proposed industrial unit shall match those used in the existing adjacent building granted under planning permission reference 2010/0543.
Reason: In the interests of the visual amenities of the locality and in accordance with CS policy CSP29 and the relevant planning policy statements in the NPPF relating to requiring good design.

5 No development shall commence until details of the proposed means of disposal of foul and surface water drainage, including details of any balancing works and off-site works, have been submitted to, and approved in writing by, the Waste Planning Authority. Thereafter, the drainage of the site shall be implemented in accordance with the approved details. The site shall be developed with separate systems of drainage for foul and surface water on and off site.
Reason: In the interests of the proper drainage of the development and to comply with CS policies CSP3 and CSP40, JWP policy WCS6 and the relevant planning policy statements in the NPPF and NPPW.

6 There shall be no piped discharge of surface water from the development prior to the completion of the approved surface water drainage works and the building shall not be occupied or brought into use prior to completion of the approved foul drainage works.
Reason: To ensure that no foul or surface water discharges take place until proper provision has been made for their disposal.

7 The parking/manoeuvring facilities indicated on the approved plan shall be surfaced and drained in an approved manner and provided prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: In the interests of road safety and to accord with CS policy CSP26, JWP policy WCS6 and the relevant planning policy statements in the NPPF and the NPPW relating to traffic and access.

8 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to be discharged onto the public highway.
Reason: In the interest of road safety and to accord with CS policy CSP26, JWP policy WCS6 and the relevant planning policy statements in the NPPF and the NPPW relating to traffic and access.

9 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Waste Planning Authority. The approved statement shall be adhered to throughout the construction period and shall provide for:
a) The parking of vehicles of site operatives and visitors;
b) Means of access for construction traffic;
c) Loading and unloading of plant and materials;
d) Storage of plant and materials used in constructing the development;
e) Measures to prevent mud/debris being deposited on the public highway.
Reason: In the interests of highway safety and to accord with CS policy CSP26, JWP policy WCS6 and the relevant planning policy statements in the NPPF and the NPPW relating to traffic and access.

Informative(s)

Pursuant to article 31(1)(cc) of the Town and Country Planning (Development Management Procedure) Order 2010 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, complied with our Planning Service Charter for Business and otherwise actively engaged with the applicant in dealing with the application.

1	The development hereby permitted must be carried out in accordance with the Conditions attached to this planning permission and any approved plans and details. Failure to implement the permission in accordance with the planning conditions and approved details may render the development unlawful and could lead to enforcement action and prosecution. If at any stage, it becomes necessary to vary any of the approved plans or details you should contact the Waste Planning Authority in advance of implementing any changes to ascertain whether the proposed changes require any further planning approval.
2	Foul water domestic waste may discharge to the public foul water sewer recorded in Shaw Lane. If sewage pumping is required, the peak pumped foul water discharge must not exceed 4 litres per second. Foul water from kitchens and/or food preparation areas must pass through a fat and grease trap of adequate design before any discharge to the public sewer network. The local public sewer network does not have capacity to accept any additional discharge of surface water from the proposal site.
3	The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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.

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