



PLANNING CONSULTATION RESPONSE

Application No	2026/0479
Proposal	Demolition of existing dwellinghouse and erection of replacement dwelling (Custom/Self-Build).
Address	29 Hermit Lane, Higham, Barnsley, S75 1PL
Date of Consultation Reply	21/07/2026
Consultee	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:

The Phase 1 Desk Study identifies potential land contamination and therefore further investigatory works are required.

	Defer for amends/further information*	
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*Delete as applicable

Consultation Suggested Conditions:

Prior to commencement of works, intrusive investigations shall be undertaken as specified in the report "Phase 1 Environmental Desk Study & Coal Mining Assessment" produced by RGS, dated 01.06.2026, reference C5966/26/E/9239. Following the investigations a report, endorsed by a competent engineer experienced in ground contamination and remediation, shall be submitted to the Local Planning Authority. The report shall include the results of the investigations, an appraisal of remediation options, a proposal of the preferred option and a remediation statement summarising the works to be undertaken. The development shall thereafter be undertaken in full accordance with the submitted report.

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

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.

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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



BARNSLEY

Metropolitan Borough Council

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