



## PLANNING CONSULTATION RESPONSE

|                                   |                                                                                      |
|-----------------------------------|--------------------------------------------------------------------------------------|
| <b>Application No</b>             | <u>2026/0121</u>                                                                     |
| <b>Proposal</b>                   | Creation of an access and the erection of a raised parking platform with under build |
| <b>Address</b>                    | 33 Old Mill Lane, Barnsley, S71 1PS                                                  |
| <b>Date of Consultation Reply</b> | 03/07/26                                                                             |
| <b>Consultee</b>                  | Highways Development Control                                                         |

### Consultation Assessment and Justification

Further to the recently amended plans submitted by the applicant, I note that the structural assessments requested by the Council's Structures Team have still not been provided, despite the potential impact of the proposal on the highway retaining structure that abuts the site boundary.

The applicant has been advised on more than one occasion of the requirement to provide these assessments and the importance of doing so has been clearly communicated throughout the determination of the application.

In my consultation response dated 29 April 2026, I advised the following:

*As the wall will be retaining the adopted highway, it will need to go through the full Highway Structures Technical Approval Process required for the proposed retained height.*

*The following information has been provided by Structures regarding the approval process:*

- 1. Where the retained height is less than 1.5m, Structures will review and comment on the proposals for suitability.*
- 2. Where the retained height is between 1.5m and 2.5m, Category Design and Check Certificates, signed by a suitably qualified designer in accordance with CG 300 of the DMRB, will be required.*
- 3. Where the retained height exceeds 2.5m, an Approval in Principle in accordance with CG 300 of the DMRB will be required.*

*Given that the retained height appears to be approximately 2.69m when scaled from the submitted plans, it is considered that a full Approval in Principle in accordance with CG 300 of the DMRB will be required. Furthermore, the wall will need to be designed for vehicular loading, as the proposed development includes the provision of a parking space immediately adjacent to and above the structure.*

Subsequently, the applicant sought clarification regarding the need for a structural assessment and, on 12 June 2026, was advised as follows:

*The proposal involves excavation for new foundations immediately adjacent to the existing retaining wall, together with the creation of a vehicular access and parking area above. This will impose*



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*additional loading on the wall, which cannot be assumed to have been designed to accommodate such loads, particularly where it is retaining the adopted highway.*

*It is therefore essential that the required structural assessments are submitted and agreed prior to determination of the application.*

Despite being advised on more than one occasion of the requirement to provide the necessary structural information, the applicant has failed to submit the assessments required to progress the Highway Structures Technical Approval Process.

In the absence of this information, it has not been demonstrated that the proposed development would not adversely affect the stability or integrity of the retaining structure supporting the adopted highway.

Accordingly, Highway Development Control objects to the application on highway safety grounds, as insufficient information has been provided to demonstrate that the development would not compromise the adopted highway infrastructure.

Many thanks,  
**Sarah Sharp**  
Senior Engineer  
Highways Development Control

**NO OBJECTION\***

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

**OBJECT**

**Consultation Condition(s):**

**Consultation Informative(s):**

**Planning Obligations required**