



PLANNING CONSULTATION RESPONSE

Application No	2026/0324
Proposal	Outline application of access and layout for the erection of 3no. 3-bed dwellings (1no. detached bungalow and 2no. semi-detached dwellings). Appearance, landscaping and scale matters reserved.
Address	10 Clifton Gardens, Brierley, Barnsley, S72 9JZ
Date of Consultation Reply	27 th August 2026
Consultee	Highways DC

Consultation Assessment and Justification

[3rd response]

With reference to the additional information, it has now been clarified that the parking area for no.10 Clifton Gardens will revert back to the previous means of access off the service track known as Clifton Gardens rather than via Regina Crescent.

In view of the above, the proposals are considered acceptable from a highways development control perspective subject to the conditions and informative note listed below, which I would be grateful if you could include if you are minded to grant permission.

NO OBJECTION

Consultation Suggested Conditions:

The access, parking and manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, parking and manoeuvring of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; to ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

The gradient of areas for vehicular and pedestrian use shall not exceed 1 in 12.

Reason: In the interests of the safety of persons using the site access and individual accesses/driveways, and users of the highway in accordance with Local Plan Policy T4 New Development and Transport Safety.

Prior to the development being brought into use, the vehicular accesses shall provide pedestrian visibility splays of 2m x 2m to the back edge of the footway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the footway which would obstruct the visibility splays. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Consultation Informative:

The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.



BARNSLEY

Metropolitan Borough Council

Planning Obligations required:

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