



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2019/1070

**To** DAY Architectural Ltd  
Lancaster Buildings  
77 Deansgate  
Manchester  
M3 2BW

**DESCRIPTION** Single storey front extension to contain paediatric emergency department and clinical assessment unit

**LOCATION** Barnsley District General Hospital, Gawber Road Old Town Barnsley, S75 2EP

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 27 September 2019 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**



- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission:-

85419-DAY-ZZ-ZZ-DR-A-02-0101 - Site Location Plan  
85419-DAY-ZZ-ZZ-DR-A-02-0102 - Site Block Plan  
85419-DAY-XX-01-AL-A-10-1101 - Demolition Elevations  
85419-DAY-ZZ-ZZ-DR-A-04-2101 - Proposed Site Section  
85419-DAY-ZZ-ZZ-DR-A-04-1101 - Proposed Elevations  
85419-DAY-ZZ-ZZ-DR-A-04-2102 - Proposed Section  
85419-DAY-ZZ-00-DR-A-04-0104 - Proposed Ground Floor Plan with Site, P1  
85419-DAY-ZZ-00-DR-A-04-0104 - Proposed Ground Floor Plan with Site, P2  
85419-DAY-ZZ-01-DR-A-04-0102 - Proposed Roof Plan  
85419-DAY-ZZ-00-DR-A-04-0101 - Proposed Ground Floor Plan, P1  
85419-DAY-02-00-DR-A-20-0101 - Proposed Ground Floor Plan, T2  
85419-DAY-ZZ-ZZ-DR-A-03-1101 - Existing Elevations  
85419-DAY-ZZ-02-DR-A-03-0103 - Existing Roof Plan  
85419-DAY-ZZ-01-DR-A-03-0102 - Existing Level 01 Plan  
85419-DAY-ZZ-00-DR-A-03-0101 - Existing Level 00 Plan  
854-19-MMB-BH5132-TS-01\_Rev A - Barnsley Hospital Topographical & Utility Survey Sheet 1 of 4  
854-19-MMB-BH5132-TS-02\_Rev A - Barnsley Hospital Topographical & Utility Survey Sheet 2 of 4  
854-19-MMB-BH5132-TS-03\_Rev A - Barnsley Hospital Topographical & Utility Survey Sheet 3 of 4  
854-19-MMB-BH5132-TS-04\_Rev A - Barnsley Hospital Topographical & Utility Survey Sheet 4 of 4

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan policy D1 High Quality Design and Place Making.**

- 3 Upon commencement of development full details of soft landscaping works, including details of the species, positions and planted heights of proposed trees; together with details of the position and condition of any existing trees and hedgerows to be retained shall be submitted to and approved in writing by the Local Planning Authority.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.**

- 4 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 Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- The parking of vehicles of site operatives and visitors
- Means of access for construction traffic
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- Measures to control noise levels during construction

**Reason: In the interests of highway safety, residential amenity and visual amenity, in accordance with Local Plan Policies T4 New development and Transport Safety and GD1 General Development and GD1 'General Development'.**

- 5 Vehicular and pedestrian gradients within the site shall not exceed 1:12.

**Reason: In the interest of highway safety, in accordance with Local Plan policy T4 New development and Transport Safety.**

- 6 Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.

**Reason: In the interest of highway safety, in accordance with Local Plan policy T4 New development and Transport Safety.**

- 7 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan policy D1 High Quality Design and Place Making.**

- 8 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:

Tree protective barrier details

Tree protection plan

Arboricultural method statement

The approved fencing shall be installed before machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced off in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

**Reason: To safeguard existing trees, in the interest of visual amenity.**

- 9 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place 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 protect the amenity of existing residents in accordance with Local Plan policy Poll1 Pollution Control and Protection.**

- 10 Prior to occupation of the building, full details of externally mounted plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details

**Reason: To protect the amenity of existing residents in accordance with Local Plan policy Poll1 Pollution Control and Protection.**

- 11 The proposed development shall achieve BREEAM standard of 'very good' or equivalent which includes the BFS/Trust Sustainable Development Standard. Upon completion of the development the applicant shall provide written confirmation shall be provided Local Planning Authority demonstrating that the required standard has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.

**Reason: In the interests of sustainable development in accordance with Local Plan policy CC2 Sustainable Design and Construction.**

- 12 All surface water run-off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway.  
**Reason: To ensure proper drainage of the area, in accordance with Local Plan Policy CC3 - Flood Risk.**
- 13 The site shall be developed with separate systems of drainage for foul and surface water on and off site.  
**Reason: In the interest of satisfactory and sustainable drainage in accordance with Local Plan Policy CC3.**
- 14 No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details submitted to and approved by the Local Planning Authority.  
**Reason: To ensure that the site is properly drained and in order to prevent overloading , surface water is not discharged to the public sewer network in accordance with Local Plan Policy CC3.**

### 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.*

*Please be aware that the Council monitors construction sites and open land within the vicinity such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:*


- a fine of up to £50,000 and
- up to six months imprisonment on conviction

*Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of the approved development is disposed of via approved methods and that documents are retained to prove this.*

- 1 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 0345 762 6848. It should also be noted that this site may lie in an area where a current licence exists for underground coal mining.

Further information is also available on The Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

Property specific summary information on past, current and future coal mining activity can be obtained from: [www.groundstability.com](http://www.groundstability.com)

Signed   
Joe Jenkinson  
Head of Planning and Building Control

Dated 20 November 2019

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

## **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 given 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.