BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Culture
Planning and Building Control

Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
SCHEDULE 2 PART 3 CHANGES OF USE Class MA

Correspondence Address:
3 Sceptre House
8 Hornbeam Square North
Harrogate
HG2 8PB

Decision Date:
09/12/2021

APPLICATION NO:	2021/1126
DESCRIPTION:	Change of use from commercial, business and service (Class E) to dwellinghouses (Class C3) (Prior Notification)
LOCATION:	9 - 10 Burleigh Court, Burleigh Street, Barnsley, S70 1XY
APPLICANT/AGENT:	EDG Architectural Ltd

Prior approval is **not required** for the development described above; subject to the following standard conditions:

1 Development must be completed within a period of 3 years starting with the prior approval date.
Reason: In accordance with paragraph MA.2 (5) of Part 3, Class MA of the GPDO.

2 Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.
Reason: in accordance with Paragraph MA.2 (6) of part 3, Class MA of the GPDO.

3 The development hereby approved shall be carried out strictly in accordance with the plans (2112.P01 & 2112.P02) and specifications as approved unless required by any other conditions in this permission.
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 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 reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

5 Prior to the occupation of any of the residential units, the noise mitigation measures described in report ' Environmental Noise Survey, Noise Break-In Assessment & Sound Insulation Scheme produced by Nova Acoustics dated November 24th 2021, ref: 6848WL, shall be implemented, so that occupants of the development are not exposed to adverse effects of external noise. The **mitigation measures shall be retained thereafter.**
Reason: To reduce or remove adverse impacts on health and the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

6 Prior to the occupation of the development 1no. Electric Vehicle Charge Point shall be installed in the car park associated with the development. The EVCP will have a minimum "Mode 3" (7 kW, 32 AMP) capability and shall be retained as such thereafter.
Reason: To ensure the new residential units are provided with infrastructure that conforms with the requirements of LP Policy T3 - New Development and Sustainable Travel.

Additional information:

1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore the consent of all relevant landowners is required before proceeding with any development including that of the Council as landowner.

   If it should transpire that the applicant does not own any of the land included in this consent then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2 The granting of planning permission does not effect the status of species such as owls and bats which have protection under other legislation. These may be present, and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

Signed Dated 09/12/2021



Joe Jenkinson
Head of Planning and Building Control