



PLANNING CONSULTATION RESPONSE

Application No	2026/0542
Proposal	Discharge of conditions 3 (Bicycle Parking), 4 (Waste Collection) and 5 (Boundary Treatment) of application 2025/0588: Change of use of existing offices to create 2x 4-bedroom dwellinghouses (Use Class C3) with associated works.
Address	205 - 207 Sheffield Road, Barnsley, S70 4DE
Date of Consultation Reply	27/07/26
Consultee	Highways DC

Consultation Assessment and Justification

The application seeks to discharge conditions 3, 4, and 5 of application no. 2025/0588. Conditions 3 and 4 are pertinent to highways and are copied below with officer comments:

3. Prior to commencement, a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied (or brought into use) and retained thereafter.

Reason: In the interest of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3: New Development and Sustainable Travel.

HDC officer comments: The cycle parking facility is not considered suitable for a residential use. Section 11.8 (Residential Facilities) of LTN 1/20 gives some advice on cycle hangars and this is backed up by the Council's Parking SPD which states that "it is essential that cycle parking facilities are located where they are safe, convenient to use and secure". HDC officers would therefore expect a secure store (such as a small shed or lockable hangar) to be provided for the residents to allow the condition to be discharged.

4. Prior to commencement, details of suitable storage, bin presentation points and access for collection of wastes from the dwellinghouses hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before the development is first occupied (or brought into use) and retained thereafter.

Reason: In the interest of highway safety and in accordance with Local Plan Policy T4: New Development and Transport Safety.

HDC officer comments: Although the bin storage pads are not to the minimum dimensions normally required, it has been noted by the council's Waste Management department that the properties will be furnished with 240 litre bins. As such, the pads are acceptable in this instance, and the condition can be discharged.

	Defer for amends/further information	
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Consultation Suggested Conditions:

Consultation Informative(s):



BARNSLEY

Metropolitan Borough Council

<u>Planning Obligations required:</u>
