



Notice of Prior Approval Determination

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

Correspondence Address:

PO Box 208
Castleford
WF10 9EA

Decision Date:

26/08/2022

APPLICATION NO: 2022/0683

DESCRIPTION: Application to determine if prior approval is required for change of use from agricultural building to dwellinghouse with building operations reasonably necessary for the conversion

LOCATION: Hill End Farm, Hill End Road, Mapplewell, Barnsley, S75 6DU

Regarding your application for the above, the Council gives you notice that Prior Approval of the authority **is required** and is **granted** subject to the following conditions:

- 1 The change of use hereby permitted must be complete within a period of 3 years starting with the date of this decision.
Reason: In accordance with The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, Class Q, Condition Q.2 (3).
- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans (Nos. Site Location Plan 259-07-00 Rev A, Block Plan 259-07-01 Rev A, Proposed Elevations 259-07-05, Proposed Plans 259-07-04) and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 3 No development works shall begin until a report, endorsed by a competent engineer experienced in ground contamination and remediation, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:
 1. A survey of the extent, scale and nature of contamination.
 2. An assessment of the potential risks to human health, property, adjoining land, groundwaters and surface waters, ecological systems and archaeological sites and ancient monuments.
 3. An appraisal of remedial options, and proposal of the preferred option(s).
 4. A remediation statement summarising the works required to address any risks.

The above must be conducted in accordance with DEFRA and the Environment Agency's

'Model Procedures for the Management of Land Contamination, CLR 11'. The development shall thereafter be undertaken in full accordance with the submitted report. For further information, see BMBC's Supplementary Planning Guidance 28, "Developing Contaminated Land".

Reason: In accordance with Local Plan Policy CL1, Contaminated and Unstable Land.

- 4 The access, as indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) for a distance of at least 10m into the site and adequate measures shall be so designed into the access to avoid the discharge of surface water from the site on to the highway.

Reason: 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 in accordance with Policy T4 of the Local Plan.

- 5 The parking facilities, indicated on the submitted plan, shall be surfaced in a solid bound permeable material (i.e. not loose chippings) and made available for the parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.

Reason: To ensure that satisfactory off-street parking is provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New development and Transport Safety.

- 6 The site is located within a Coal Authority coal mining referral area due to the presence of relatively shallow coal and potential shallow coal mine workings. As detailed in the Earth Tech Coal Mining Risk Assessment report ref TH/Hill End/Bldng1/ClassQ/CMRA/02/June2022/v02 dated 18th June 2022, the land is potentially at risk from mining legacy issues such as ground instability. Intrusive site investigation works are therefore recommended and should be undertaken by a suitably qualified third-party consultant to confirm coal mining legacy risks. The development should be undertaken in consideration of Construction Industry Research and Information association publication C758D "Abandoned Mine Workings Manual" where applicable. Responsibility for securing a safe and sustainable development rests with the developer and/or landowner"

Reason: Land stability NPPF sections 178 a,b,c. 179 and 170 e & f.

- 7 The development shall be completed in strict accordance with the recommendations in Section 4 and 5 of the Bat Survey Report - ref no. 220527/REV1. All the recommendations shall be implemented in full according to the timescales laid out in the report, along with following biodiversity mitigation and enhancement measures:

At least 2 no. integrated bat roosting boxes to be installed in suitable locations on the new building; and

At least 2 no. swift bricks/swallow cups to be installed in suitable locations on the new building.

Photographic evidence of the above listed mitigation measures shall be provided to the Local Planning Authority, prior to first occupation of the site; the features shall thereafter be permanently retained.

Reason: In accordance with Local Plan Policy BIO1, Biodiversity and Geodiversity and the accompanying SPD Biodiversity and Geodiversity.

Informatives

- 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 development hereby approved includes the carrying out of alterations to a vehicular access. You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email Streetworks@barnsley.gov.uk or call to 01226 773555

Signed

Dated 26/08/2022



Joe Jenkinson
Head of Planning and Building Control