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 11 PROPOSED DEMOLITION

Correspondence Address:
33 Park Place
Leeds
LS1 2RY

Decision Date:
11/11/2021

APPLICATION NO: 2021/1160
DESCRIPTION: Demolition of buildings (Application to determine if prior approval is required)
LOCATION: Keresforth Centre, Keresforth Close, Barnsley, S70 6RS
APPLICANT/AGENT: Stephen George & Partners LLP

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

1 The development must be carried out within a period of 5 years from the date on which the application was submitted to the local planning authority which was the 24th of August 2021.
Reason: In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 No development shall take place, including any works of demolition, until a Demolition Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the demolition period. The statement shall provide for but not be limited to:

-The method/phasing of demolition
-Timescale of demolition and operating hours
-Details of site remediation and where materials would be taken when removed from site
-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 the development
-Measures to prevent mud/debris being deposited on the public highway.

Reason: In the interests of highway safety and in accordance with Local Plan Policy T4 'New development and Transport Safety'.

3 No development shall take place until a survey of the condition of the adopted highway condition to be used by construction traffic has been submitted to and approved in writing by the LPA. The extent of the area to be surveyed must be agreed by the LHA prior to the survey being undertaken. The survey must consist of:

- A plan to a scale of 1:1250 showing the location of all defects identified
- A written and photographic record of all defects with the corresponding location references accompanied by a description of the extent of the assessed area and a record of the date, time and weather conditions at the time of survey.

On completion of the development, a second condition survey of the adopted highway shall be carried out to identify defects attributable to the traffic associated with the development. It shall be submitted for the written approval of the Local Planning Authority. 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: To ensure that any damage to the adopted highway sustained throughout the development process is identified and subsequently remedied at the expense of the developer in interests of highway safety.

4 No development shall take place until a bat survey report complying with the BCT Survey Guidelines 2016 is submitted to, and approved in writing by, the LPA. The recommendations/mitigation measures set out in the survey shall be adhered to throughout the demolition.
Reason: In accordance with Local Plan Policy BIO 'Biodiversity and Geodiversity'.

5 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

Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality.

Additional information:

1 The development hereby approved includes the demolition of existing buildings. You are advised that before undertaking any demolition, you may require a demolition licence from the Highway Authority. Please be aware that works shall be to the specification and satisfaction of the Highways Authority and you must give 6 weeks' notice of demolition. If you start demolition work without the appropriate licence, you may be prosecuted. Fees are payable for the approval of demolition, and you will be issued with a Section 81 notice prior to commencing work. or you may be prosecuted. Further information and an application form are available on the BMBC website at https://www.barnsley.gov.uk/services/planning-and-buildings/building-control/get-permission-to-demolish-a-building/ or please contact at email demolition@barnsley.gov.uk or call to 01226 773555.

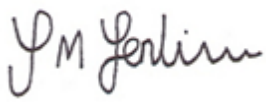
2 Fees associated with the required condition survey are to be borne by the developer. The applicant should make contact with Highways Development Control, Tel. 01226 772033/772170. Email. HighwaysDC@barnsley.gov.uk for further information prior to commencement.

3 No hoarding shall be erected on or within the extent of the public highway without the prior approval of the Local Highway Authority and the necessary licencing being obtained. Applications for licences can be made via: https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/licences-for-scaffolding-and-hoardings/

4 Mud and Debris - It is an offence under the Highways Act 1980 for anyone to deposit anything on the highway which may cause a nuisance or possible danger to road users.

5 A public right of way runs alongside the proposed development site. Safe public access on the right of way should remain available whenever possible, with no obstruction of or encroachment onto the width of the path and no building debris, storage of materials or parked vehicles limiting access at any time. Appropriate measures should be taken to protect the public, including fencing if necessary. If safe public access is not possible at any time then a temporary closure should be arranged, providing at least 4 weeks' notice and details of how public access will be managed. For further information contact publicrightsofway@barnsley.gov.uk

Signed Dated 11/11/2021



Joe Jenkinson
Head of Planning and Building Control