



PLANNING CONSULTATION RESPONSE

Application No	2025/1073
Proposal	Change of use of warehouse unit to mixed retail (Use Class E) and warehouse, including erection of internal mezzanine
Address	Unit 1, Fall Bank Industrial Estate Fall Bank Crescent, Dodworth, Barnsley S75 3LS
Date of Consultation Reply	28/01/26
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for consulting Highways Development Control on this application for the change of use of the existing warehouse unit to a mixed retail and warehouse use, including the erection of an internal mezzanine, at Unit 1, Fallbank Estate.

The site is located within an established employment estate and benefits from existing vehicular access arrangements and on-site parking provision that are typical of the surrounding commercial units.

The proposed end user is Barnsley Hospice, and supporting information has been submitted detailing the proposed parking allocation to serve the operation. The applicant has advised that there are 9 parking spaces available for the unit and, as this is a relocation of an existing operation, they have confirmed that their parking demands do not exceed this.

Having reviewed the submitted information, I am satisfied that the level of parking proposed is sufficient to accommodate visitor demand associated with the use and would not result in any adverse impact on the surrounding highway network. On this basis, there are no highways objections to the proposed change of use.

Many Thanks

Sarah Sharp
Senior Engineer

NO OBJECTION*	Defer for amends/further information*	OBJECT
Consultation Suggested Conditions:		
Consultation Informative(s):		
Planning Obligations required		



BARNSLEY

Metropolitan Borough Council