



PLANNING CONSULTATION RESPONSE

Application No	2026/0263
Proposal	Erection of a new dwelling following the demolition of the existing dwelling (custom/self-build)
Address	28 Tivy Dale Drive, Cawthorne, Barnsley, S75 4EN
Date of Consultation Reply	8 th May 2026
Consultee	Highways DC

Consultation Assessment and Justification

The proposed new dwelling would be erected on approximately the same footprint as the existing dwelling and the submitted information states that the new dwelling would be served by the existing vehicular access.

As such, it is considered that the proposals would not affect the current access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore acceptable from a highways development control perspective. Should you be minded to grant permission, I would be grateful if you could include the conditions listed below.

NO OBJECTION

Consultation Suggested Conditions:

The access, parking and manoeuvring facilities, indicated on the submitted plans, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, parking and manoeuvring of motor vehicles prior to the development being brought into use, and shall be retained for said purposes at all times. Adequate measures shall be so designed into the proposed vehicular areas to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure that there are adequate parking facilities to serve the development which are constructed to an acceptable standard; 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 and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Prior to the development being brought into use, the vehicular access shall provide pedestrian visibility splays of 2m x 2m to the back edge of the footway. Nothing shall be erected, retained, planted and/or allowed to grow at or above a height of 0.6m to the rear of the footway which would obstruct the visibility splays. The visibility splays shall be maintained free of obstruction at all times thereafter for the lifetime of the development.

Reason: To ensure drivers have clear and unrestricted views of approaching pedestrians when pulling out onto the public highway, in the interest of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Any gates at the vehicular access shall be designed so as to only open inwards and be permanently retained as such for the lifetime of the development. When in an open position, the pedestrian visibility splays of 2m x 2m shall remain safeguarded such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway.

Reason: To ensure the safe and unobstructed use of the adopted highway is maintained in accordance with Local Plan Policy T4 New Development and Transport Safety.

Consultation Informative:

The applicant/contractor should note that to deposit mud/debris on the public highway, or anything which may cause a nuisance or possible danger to road users, is an offence under provisions of the Highways Act 1980.



BARNSLEY

Metropolitan Borough Council

Planning Obligations required:

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