



PLANNING CONSULTATION RESPONSE

Application No	2026/0266
Proposal	Application to determine if prior approval is required for the change of use of an office building (Use Class E(g)(i)) to 9 apartments (Use Class C3) via Schedule 2, Part 3, Class MA.
Address	23 Queens Road, Barnsley, S71 1AN
Date of Consultation Reply	28 th April 2026
Consultee	Highways DC

Consultation Assessment and Justification

The proposed change of use of the building from office use to 9no. residential apartments does not require additional off-street parking provision, nor would it result in an intensification of use of the site and the existing vehicular access.

The edge of town centre location means that the site is easily accessible for both pedestrians and cyclists and also benefits from having a large number of amenities within easy reach as well as having good links to public transport facilities with the Interchange being located approx. 320m to the west. The proposed ground floor layout plan shows that a cycle store is to be provided within the building and is of sufficient size to accommodate at least one bicycle per apartment.

The site/development proposals are therefore considered to be sustainable which complies with NPPF 9: Promoting Sustainable Transport policies and Barnsley Local Plan (January 2019) Policy T3 New Development and Sustainable Travel.

In view of the above, the proposed change of use is considered acceptable from a highways development control perspective. Should you be minded to grant permission, I would be grateful if you could include the condition below.

NO OBJECTION

Consultation Suggested Conditions:

Prior to the development being brought into use, the scheme for the storage of bicycles as shown on the submitted plans shall be fully implemented and thereafter retained for this purpose.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.

Consultation Informative(s):

No specific highways related informative notes are deemed necessary.

Planning Obligations required:

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