



## GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

### APPLICATION NO. 2025/0021

**To** Barnsley MBC - Head of Property  
Westgate Plaza  
One  
Westgate  
Barnsley  
S70 2DR

**DESCRIPTION** Removal of condition 6 (Use Class restrictions) of application B/87/1497/BA: Erection of shopping development and multi-storey car park, land bounded by New Street, Lambra Road and Eastern and Western relief Roads, Barnsley.

**LOCATION** Alhambra Shopping Centre, Cheapside, Barnsley, S70 1SB

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 17/01/2025 and described above.

The approval is subject on compliance with the following conditions:

- 1 Within the development, no single large scale food retailing in excess of 10,000 sqft gross leasable retail area will be permitted.  
**Reason: To accord with the Council's Food Shopping Policy.**
- 2 No outside storage shall at any timetake place on the site within the Lambra Road service bay area.  
**Reason: To enusre the proper functioning of the service area.**
- 3 Concurrently with the development hereby approved, the parking/maneuvering areas shown shall be drained, provided with an impermeable hard surface and marked out to the satisfaction of the local planning authority and shall thereafter be permanently set aside and reserved for that purpose.  
**Reason: To ensure proper parking facilities are provided from the outset, in the interest of highway safety.**

## **Informative(s)**

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 04 March 2025

A handwritten signature in black ink, consisting of a stylized, circular scribble followed by a horizontal line extending to the right.

### **Garry Hildersley**

Head of Planning, Policy & Building Control  
Growth & Sustainability Directorate

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

## **NOTES:-**

### **Appeals to the Secretary of State**

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within twelve weeks of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

### **Purchase Notices**

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

### **Compensation**

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.