



## Notice of Prior Approval Determination

### TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2 PART 3 CHANGES OF USE

**Correspondence Address:**

7 Ridgeway Close  
Rotherham  
S65 3NH

**Decision Date:**

**APPLICATION NO:** 2024/0940

**DESCRIPTION:** Change of use of building to be used as commercial online pharmacy at ground floor and first floor as two flats (Prior Approval)

**LOCATION:** 89 - 91 Snape Hill Road, Darfield, Barnsley, S73 9LR

**APPLICANT/AGENT:** PBM Plans

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

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.**

- 2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos: SITE LOCATION PLAN (1:1250), Drawing number: 2 - Proposed plans (1:100), BLOCK/SITE PLAN (1:500)) and specifications as approved unless required by any other conditions in this permission.

**Reason: In accordance with Schedule 2, Part 3, Class G of the GPDO.**

- 3 Any building permitted to be used as a dwellinghouse by virtue of Class G is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

**Reason: in accordance with paragraph G.1 Schedule 2, Part 3, Class G of the GPDO.**

Additional information:

- 1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

Signed:

Dated: 20 December 2024

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line extending to the right.

**Garry Hildersley**

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