



PLANNING CONSULTATION RESPONSE

Application No	<u>2026/0420</u>
Proposal	Erection of 10no. 2 and 3 storey detached dwellings
Address	Land west of Sheffield Road, Birdwell, Barnsley
Date of Consultation Reply	11/08/26
Consultee	Highways Development Control

Consultation Assessment and Justification

Thank you for re-consulting highways development control on this application.

The application relates to land at Sheffield Road, Birdwell, identified as housing allocation HS67 within the Local Plan. The proposal is for 10 dwellings served via the existing access from Sheffield Road.

The existing access has a wide and open frontage onto Sheffield Road and the required minimum visibility of 2.4m x 43m can be achieved. Whilst The parking provision meets the minimum requirements as set out in Barnsley's parking SPD however I would highlight that plots 5 to 10 are reliant upon the integral garage as part of the required parking provision, however, this measures approximately 3.5m x 6.5m and is considered suitably sized for this purpose. I note however, that there is no allocated visitor parking within the site and would expect at least 2 spaces for a site of this size.

The site appears to fall significantly away from Sheffield Road and, whilst the submitted engineering drawing provides details of proposed levels, further information is required to demonstrate that suitable gradients and transitions can be achieved along the internal access and to the individual driveways, particularly given the change in levels through the site.

If further information could be provided in terms of the gradients within the site and the concern with the lack of visitor parking addressed, I will be happy to reassess the application.

Sarah Sharp
Senior Engineer
Highways Development Control

NO OBJECTION*

Defer for amends/further information*

OBJECT

Consultation Condition(s):



BARNSLEY

Metropolitan Borough Council

<u>Consultation Informative(s):</u>
<u>Planning Obligations required</u>