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**Place Directorate  
Regeneration and Property  
Planning and Building Control**

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Acorus Rural Property Services Ltd  
Oak House  
Kingswood Business Park  
Holyhead Road  
Albrighton  
Wolverhampton  
West Midlands  
WV7 3AU

My Ref:  
Your Ref:  
Date: 29 October 2018  
Enquiries to: Elaine Ward  
Direct Dial: 01226 774731  
E-Mail: [developmentmanagement@barnsley.gov.uk](mailto:developmentmanagement@barnsley.gov.uk)

**TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015  
SCHEDULE 2, PART 6.**

Dear Sir/Madam

**APPLICATION NO:** 2018/1249  
**DESCRIPTION:** Prior approval application for the change of use of an agricultural building into one dwellinghouse (Class Q)  
**LOCATION:** Anchor Farm, Elmhirst Lane, Dodworth, Barnsley, S75 4LD

Regarding your application for the above, the Council gives you notice that prior approval of the authority will be required for the siting, design and external appearance of the building and the siting and means of construction of the private way serving the building.

To proceed you must now comply with the site notice requirements of the conditions of Part 6 under paragraph A2(iv) namely:

- 1 The development hereby permitted shall be completed before the expiration of 3 years from the date of this decision.  
**Reason: In order to comply with the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q - agricultural buildings to dwellinghouses**



- 2 Prior to commencement of development, a Phase 1 Desk Study report shall be submitted to and approved in writing to the Local Planning Authority. The report shall be prepared and a risk assessment undertaken to assess the nature of any contamination on the site. The investigation and report shall be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'. and shall be undertaken by competent person(s). Thereafter the development shall be carried out in accordance with the approved report including any remedial options. The investigation and risk assessment shall include an assessment of the following:
- o Planning History
  - o Site use history
  - o Site plan
  - o Changes in Land/Building usage
  - o Geology/Topography/Hydrology of site
  - o Storage tanks on/under site
  - o Surrounding land use
  - o Potential contamination sources and pathways
  - o Potential risks to proposed development
  - o Walk over survey
  - o Conceptual Site Model
  - o Risk Assessment
  - o Recommendations regarding further investigation (if necessary)

**Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Core Strategy Policy CSP 39.**

If you wish to discuss the matter further, prior to submitting the drawings, please contact the officer named above.

Signed



Joe Jenkinson  
Head of Planning and Building Control