BARNSLEY
Metropolitan Borough Council

Place Directorate
Regeneration and Property
Planning and Building Control

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My Ref: DM/IT
Your Ref:
Date: 11 April 2019
Enquiries to: Hannah Andrew
Direct Dial: 01226 775752
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TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
SCHEDULE 2, PART 3 CHANGES OF USE

Dear Sir/Madam

APPLICATION NO: 2019/0208
DESCRIPTION: Change of use from agricultural barn to dwellinghouse (Prior Notification)
LOCATION: Cockle Edge Farm, Huddersfield Road, Ingbirchworth, Sheffield, S36 7GF

Regarding you application for the above, the Council gives you notice that Prior Approval of the authority **will be required**.

To proceed you must now comply with the following conditions:

1 Development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), must be completed within a period of 3 years starting with the prior approval date
Reason: In order to comply with the provision of Class Q, Part 3, Schedule 2 of the GPDO 2015.

2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1 High Quality Design and Place Making.

3 No development works shall begin until a Phase 1 Desk Study report, endorsed by a competent engineer experienced in ground contamination, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-
1. A review of the historic and current uses of the site, and surrounding area, to identify potential areas of contamination.
2. Information on the environmental setting of the site, to understand the behaviour of any potential contamination.
3. Preliminary (qualitative) assessment of contamination risks, including an appraisal of potential sources, pathways and receptors.
4. An assessment to whether a "phase 2" intrusive ground investigation will be required to assess the nature of any risks to future occupants.
5. If necessary, an appraisal of remedial options, and proposal of the preferred options(s)
The development shall be carried out in accordance with the approved report including any remedial options.
Reason: To protect the environment and ensure the site is suitable for the proposed use, in accordance with Local Plan Policy Poll1.

4 The parking/manoeuvring facilities, indicated on the submitted plan, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use, and shall be retained for that sole purpose at all times.
Reason: To ensure that satisfactory off-street parking/manoeuvring areas are provided, in the interests of highway safety and the free flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

5 Pedestrian intervisibility splays having the dimensions of 2 m by 2 m shall be safeguarded at the drive entrance/exit such that there is no obstruction to vision at a height exceeding 1m above the nearside channel level of the adjacent highway.
Reason: In the interest of road safety in accordance with Local Plan Policy T4 New Development and Transport Safety.

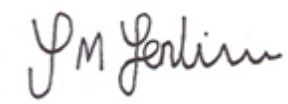
6 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.
Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.

7 Development shall not commence until details of measures to prevent mud/debris from being deposited on the public highway to the detriment of road safety have been submitted to and approved in writing by the Local Planning Authority, and such measures shall be retained for the entire construction period, in the interest of road safety.
Reason: In the interests of highway safety and the free and safe flow of traffic, and in accordance with Local Plan Policy T4.

8 Vehicular and pedestrian gradients within the site shall not exceed 1:20 to ensure safe and adequate access.
Reason: In the interests of highway safety and the free and safe flow of traffic, and in accordance with Local Plan Policy T4.

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