



Notice of Prior Approval Determination

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

Correspondence Address:

Architectural Design Consultant
Linwood
Barnsley Road
Dodworth
Barnsley
S75 3JR

Decision Date:

01 March 2019

APPLICATION NO:

2019/0053

DESCRIPTION:

Change of use of agricultural building to residential dwelling (Prior Notification)

LOCATION:

Former Poultry Shed, Bird Farm, Bird Lane, Thurgoland, Sheffield, , S36 8YD

APPLICANT:

Peter Thompson

Prior approval **is granted** for the development described above.

1. The development shall be completed on or before 01 March 2022

Condition(s)

- 1 The development hereby permitted shall be completed before the expiration of 3 years from the date of this Prior Approval.
Reason: In order to comply with the Town and Country Planning (General Permitted Development) (England) Order 2015.
- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans Nos:
Location Plan Rev E
Site Plan A
First Floor Proposals Rev B
Elevations 1 Rev B
Elevations 2
Design and Access Statement
Phase 1 Desk Study
and specifications as approved unless required by any other conditions in this permission
Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 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.
- 4 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.
- 5 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.
- 6 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.
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 An area shall be set aside, adjacent to the junction of the access with Bird Lane, for the storage of waste bins and waste recycling bins on bin collection day, prior to the development being brought into use, in the interest of highway safety.
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.

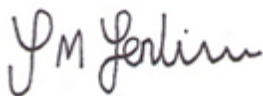
Informative(s)

Please be aware that the Council monitors construction sites and open land within the vicinity 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 the approved development is disposed of via approved methods and that documents are retained to prove this.

Signed



Joe Jenkinson
Head of Planning and Building Control