



## Notice of Prior Approval Determination

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

**Correspondence Address:**

Glendower House  
85 Lundhill Road  
Wombwell  
Barnsley  
S73 0RL

**Decision Date: 12/11/2024**

**APPLICATION NO:** 2024/0781  
**DESCRIPTION:** Prior approval application for change of use of agricultural buildings to 2no. residential dwellings  
**LOCATION:** Manse Farm, 275 Barnsley Road, Cudworth, Barnsley, S72 8TE  
**APPLICANT/AGENT:** AA2L Ltd

Prior approval is hereby **given** for the development described above subject to the following standard 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 (Nos, P01-1 Rev A Site Location Plan, P02-1 Ref F Existing Plans, P03-1 Rev G Existing Elevations, P04-1 Rev L Proposed Plans, P05-1 Rev G Proposed Elevations, Structural Report Skyhooks engineering, Bat Survey Report) 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwellings which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.  
**Reason: To safeguard the character of the site and neighbouring amenities in accordance with Local Plan Policies GD1 and D1**

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 The development shall be completed in line with the recommendations in the Bat Survey Report and the conditions of the planning permission. All the recommendations shall be implemented in full according to the timescales laid out, and thereafter permanently maintained for the stated purposes of biodiversity conservation.

**Reason: In the interests of Biodiversity in accordance with Local Plan Policy BIO1.**

6 The development shall be carried out in accordance with the following biodiversity enhancement measures. The measures listed below shall be implemented in full, prior to first occupation of the site and the features shall thereafter be permanently retained.

- Two integrated bat roosting boxes and integrated swift boxes to be installed in suitable locations within each new dwelling on site.

**Reason: In the interests of Biodiversity in accordance with Local Plan Policy BIO1.**

Additional information:

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:  
[www.gov.uk/government/organisations/the-coal-authority](http://www.gov.uk/government/organisations/the-coal-authority)

- 2 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.

- 3 The works should be undertaken outside of the bird nesting season (March-August inclusive). Should this not be possible then a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to the start of works. Should active nests be found, works should cease until the nests are no longer active and the chicks have fledged and the ecologist has deemed the area to be free of nesting birds.

If a bat or evidence of the presence of bats is discovered on site prior to or during development all work should stop immediately. A licensed bat consultant or Natural England must be contacted and works implemented only in accordance with methods advised by them. This advice note should be provided to any persons/contractors carrying out the development along with the contact details of a relevant ecological consultant. This action is necessary to avoid possible prosecution and ensure compliance with the Wildlife & Countryside Act 1981 (as amended), The Conservation of Habitats and Species Regulations 2017.

Signed:

Dated: 12 November 2024



**Garry Hildersley**

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

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

