



PLANNING CONSULTATION RESPONSE

Application No	2026/0420
Proposal	Erection of 10no. 2 and 3 storey detached dwellings
Address	Land west of Sheffield Road, Birdwell, Barnsley
Date of Consultation Reply	28/07/2026
Consultee	Contaminated Land

Consultation Assessment and Justification

The associated documentation has been reviewed and the location and risks have been assessed and my comments are as follows:

The Phase 1 Desk study is dated 2006 and therefore not current. An up-to-date Phase 1 Desk study is required.

	Defer for amends/further information*	
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*Delete as applicable

Consultation Suggested Conditions:

Consultation Informative(s):

It is recommended that measures are taken to prevent a nuisance/or affect the quality of life of local residents. Please note that the Council's Pollution Control Team have a legal duty to investigate any complaints about noise, smoke, odour, light or dust. No waste should be burnt. If a Statutory Nuisance is found to exist, they must serve an Abatement Notice under the Environmental Protection Act 1990. Failure to comply with the requirements of an Abatement Notice may result in a fine of up to £20,000 upon conviction in Magistrates' Court. It is therefore recommended that you give serious consideration to the steps that may be required to prevent a noise, light, odour, dust or smoke nuisance from being created.

Planning Obligations required:

n/a