



PLANNING CONSULTATION RESPONSE

Application No 2025/1062	
Proposed subdivision of existing industrial building into 8 workshop units (Use Class E(g)/ B2) with external alterations including partial demolition of the existing building, and refurbishment of existing office block. Demolition of existing domestic garage and formation of new driveway/parking, and outline permission for the erection of 4 houses within the residential garden.	
Land adjacent to 1A West Street, Worsbrough Bridge, Barnsley, S70 5PG	
28/02/2026	
Highway Drainage	

Consultation Assessment and Justification

NO OBJECTION*

Defer for amends/further information*

*Delete as applicable

Consultation Suggested Conditions:

There are no drainage details shown on the plans submitted, with the application form describing foul to discharge to "Unknown" and surface water to "SuDs", Whilst this is not very helpful in allowing me to make constructive comments, due to the limited scope of the works and the fact that the area is well served by sewers, I consider that a conditional approval is appropriate in this case.

H4 - No development shall take place unless and until

(a) Full foul and surface water drainage details, including Yorkshire Water Permission to discharge, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority. @ To ensure the proper drainage of the area

(b) Porosity tests are carried out in accordance with BRE 365, to demonstrate that the subsoil is suitable for soakaways
and

(c) Calculations based on the results of these porosity tests to prove that adequate land area is available for the construction of the soakaways are all approved in writing by the Local Planning Authority. @ To ensure the proper drainage of the area

Consultation Informative(s):



BARNSLEY

Metropolitan Borough Council

Planning Obligations required: