



PLANNING CONSULTATION RESPONSE

Application No	2025/0775
Proposal	Development of 4 residential dwellings, landscaping and associated infrastructure
Address	Land to the East of Bank View, Bower Hill Road, Oxspring, Barnsley
Date of Consultation Reply	08/12/2025
Consultee	Pollution Control

Consultation Assessment and Justification

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

This development has the potential to have an adverse impact on health and quality of life of those living and/or working in the locality.

The Noise Impact Assessment indicates mitigation is required.

The Phase 1 Geotechnical and Geo-environmental Site Investigation report indicates an intrusive ground investigation is required.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

No development works shall begin until the intrusive ground investigation, as detailed in "Phase 1 Geotechnical & Geo-environmental Site Investigation" report, produced by Eastwood Consulting Engineers, dated 17 July 2025, ref: 49679-ECE-XX-XX-C-0001 has been carried out and a scheme of remediation report submitted to the Local Planning Authority.

To ensure compliance with Local Plan Policy CL1 'Contaminated and Unstable Land'.

A verification report shall be submitted to the Local Planning Authority on completion of the remediation scheme. The report shall be endorsed by a competent engineer experienced in ground contamination and remediation.

To ensure compliance with Local Plan Policy CL1 'Contaminated and Unstable Land'.

Before use of the development commences, the mitigation measures relating to sound insulation and mechanical extract ventilation, described in report 'Noise Impact Assessment for a Proposed Residential Development Bower Hill, Oxspring' produced by Environmental Noise Solutions Limited dated 12 November 2025, ref: NIA/12403/25/12587/v1/Bower Hill, shall be implemented. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

Before use of the development commences, the mitigation measures relating to the protection of outdoor amenity areas, described in report 'Noise Impact Assessment for a Proposed Residential



BARNSLEY

Metropolitan Borough Council

Development Bower Hill, Oxspring' produced by Environmental Noise Solutions Limited dated 12 November 2025, ref: NIA/12403/25/12587/v1/Bower Hill, shall be implemented. The scheme shall be maintained and not altered without the prior permission of the Local Planning Authority.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

During works, construction or demolition related activity shall only take place onsite between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

There shall be no burning of any material on the development site during the demolition and construction phases.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

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