BARNSLEY
Metropolitan Borough Council

Growth and Sustainability
Regeneration and Culture
Planning and Building Control

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2022/0219

To Martin Walsh Architectural
Firth Buildings
99 - 103 Leeds Road
Dewsbury
WF12 7BU

DESCRIPTION: Erection of two storey office building and associated works including car park, landscaping and new access

LOCATION: Naylor Concrete Products Ltd, Whaley Road, Barugh Green, Barnsley, S75 1HT

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 07/03/2022 and described above.

The approval is subject on compliance with the following conditions:

1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2 The development hereby approved shall be carried out strictly in accordance with the plans (Nos) and specifications as approved unless required by any other conditions in this permission.
Amended Immediate Site Plan drawing number NDWR MWA 01 XX DR A 0004 Rev P7
Location Plan drawing number NDWR MWA 01 XX DR A 0006 Revision P2
Amended Overall Site Plan drawing number NDWR MWA 01 XX DR A 0003 Rev P5
Amended Proposed Floor Plans drawing number NDWR MWA 01 XX DR A 001 Rev P6
Existing Site plan drawing number NDWR MWA 01 XX DR A 007 Rev P1
Proposed Elevations drawing number NDWR MWA 01 XX DR A 0002 Rev P4
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 No development shall take place, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:
- The parking of vehicles of site operatives and visitors
- Means of access for construction traffic
- Loading and unloading of plant and materials

CUSTOMER SERVICE EXCELLENCE CSE LABC

- Storage of plant and materials used in constructing the development
- Measures to prevent mud/debris being deposited on the public highway.

Reason: In the interests of highway safety and in accordance with Local Plan Policy T4 New Development and Transport safety.

4 Prior to the commencement of the development, a preliminary assessment of the buildings BREEAM rating shall be submitted for approval in writing to the Local Planning Authority. The assessment shall: 1. Identify what measures shall be used to achieve BREEAM standard of 'very good' or equivalent; 2. Where the BREEAM standard of 'very good' or equivalent standard cannot reasonably be achieved the assessment shall justify why not; and 3. Shall identify what standard shall be achieved. Upon completion of the development, a certificate shall be provided to the Local Planning Authority demonstrating that the agreed standard has been achieved and the measures provided to achieve the standard shall be retained as operational thereafter.
Reason: In the interest of ensuring that the development achieves sustainable design and construction standards in order to minimise resource and energy consumption, in accordance with Local Plan Policy CC2 Sustainable Design and Construction.

5 Prior to any development above ground level, details of the proposed red facing bricks to be used in the construction of the office building shall be submitted to and agreed in writing by the Local Planning Authority and the development shall proceed in accordance with the approved details.
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.

6 Prior to any development above ground level, full details of the proposed bin store shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details and thereafter shall be retained unless otherwise agreed by the Local Planning Authority.
Reason: In the interests of the visual amenities of the locality and in accordance with the Local Plan Policies D1 High Quality Design and Place Making and Poll1, Pollution Control and Protection.

7 Upon commencement of development details of measures to facilitate the provision of gigabit-capable full fibre broadband for the development hereby permitted, including a timescale for implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason: In the interests of sustainable development, in accordance with Local Plan policy I1 Infrastructure and Planning Obligations.

8 Before any development above ground level, full details of the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policies GD1 General Development and D1 High Quality Design and Place Making.

9 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which die within a period of 5 years from the completion of the development, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
Reason: In the interests of the visual amenities of the locality, in accordance with Local Plan policies GD1 'General Development' and D1 'High Quality Design and Place Making'.

10 Before any development above ground takes place, a scheme for the provision of bicycle and motorbike parking shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development hereby permitted is first used and shall thereafter be retained unless otherwise agreed by the Local Planning Authority.
Reason. To ensure satisfactory off street parking and manoeuvring areas are provided in the interests of highway safety and in accordance with Local Plan Policy T4 New Development and Transport safety.

11 The development shall be carried out in strict accordance with the details indicated within the submitted report, "Drainage Strategy 221070 GEN 0002 revision P2, dated 31/05/2022.
Reason: In the interest of satisfactory and sustainable drainage .

12 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.

13 The boundary fencing proposed on the approved layout plan shall match the existing boundary fencing on the south-west and north-west boundaries or shall be as may be agreed in writing by the Local Planning Authority. The approved fencing shall be erected before the development hereby permitted is first used and shall thereafter be retained.
Reason: in the interests of the visual amenities of the locality and in accordance with the Local Plan Policies D1 High Quality Design.

14 Before the development hereby permitted is first used, the electric vehicle charging points shown on the approved plan shall be installed to a specification of 'mode 3, minimum 7kW (32 AMP) or as otherwise agreed in writing by the Local Planning Authority and shall thereafter be retained for the duration of the development.
Reason: In the interests of mitigating the impact of the proposals on air quality in accordance with Local Plan Policy Poll 1 Pollution Control and Protection.

15 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent public highway.
Reason: In the interests of highway safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

1 If the developer is looking to have new sewers included in a sewer adoption agreement with Yorkshire Water (under Section 104 of the Water Industry Act 1991) he/she should contact our Developer Services Team (telephone 03451 208 482, email: technical.sewerage@yorkshirewater.co.uk) at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with the WRc publication 'Code for Adoption - a design and construction guide for developers' as supplemented by Yorkshire Water's requirements.

2 The contractor shall ensure that no vehicle leaving the development hereby permitted enter the public highway unless its wheels and chassis are clean. It should be noted that to deposit mud and debris on the public highway is an offence under provisions of the Highways Act 1980.

3 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

Standing Advice valid from 1st January 2021 until 31st December 2022.

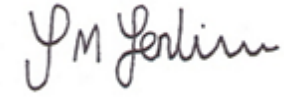
4 The Parking SPD indicates that for an office development of this size, provision should be made for two cycle parking spaces inside the building; one cycle parking space outside but close to the entrance; and 1 or 2 spaces for motorbikes outside the building.

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.

Signed Dated 13/07/2022



Joe Jenkinson
Head of Planning and Building Control

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions giving under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.