



Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015 SCHEDULE 2, PART 11 PROPOSED DEMOLITION

Correspondence Address:

BMBC
Westgate Plaza
Westgate
Barnsley
S70 2DR

Decision Date: 17/10/2023

APPLICATION NO: 2023/0816
DESCRIPTION: Demolition of 2no. semi-detached dwellings (Application to determine if prior approval is required)
LOCATION: 10 and 12 Woodland Drive, Kingstone, Barnsley, S70 6QN
APPLICANT/AGENT: Mr Daniel Goulding

Prior approval is **not required** for the development described above; subject to the following standard conditions:

- 1 The development must be carried out within a period of 5 years from the date on which the application was submitted to the local planning authority which was the 31st August 2023.
Reason: In accordance with the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).
- 2 The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Plan References

- Location Plan
- Bat Survey produced by Brooks Ecological Ref ER-7099-01 dated 01/09/2023

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 During construction or demolition works, activity shall only take place 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 the quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1.

Additional information:

- 1 The development hereby approved includes the demolition of existing buildings. You are advised that before undertaking any demolition, you may require a demolition licence from the Highway Authority. Please be aware that works shall be to the specification and satisfaction of the Highways Authority and you must give 6 weeks' notice of demolition. If you start demolition work without the appropriate licence, you may be prosecuted. Fees are payable for the approval of demolition, and you will be issued with a Section 81 notice prior to commencing work. or you may be prosecuted. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/planning-and-buildings/building-control/get-permission-to-demolish-a-building/> or please contact via email demolition@barnsley.gov.uk.
- 2 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: 17 October 2023

A handwritten signature in black ink, consisting of a stylized 'G' followed by a horizontal line.

Garry Hildersley

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