BARNSLEY
Metropolitan Borough Council

Growth and Sustainability
Regeneration and Culture
Planning, Policy and Building Control

Notice of Prior Approval Determination

TOWN & COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 2015
SCHEDULE 2 PART 3 CLASS MA

Correspondence Address:
Office One
34 Victoria Road
Barnsley
S70 2BU

Decision Date: 11/10/2023

APPLICATION NO: 2023/0666
DESCRIPTION: Conversion of existing office part of building on ground and first floor into 4no flats (Application to determine if prior approval is required for a proposed change of use from Commercial, Business and Service (Us Class E) to Dwellinghouses (Use Class C3))

LOCATION: Drill Hall, 11 Eastgate, Barnsley, S70 2EU
APPLICANT/AGENT: White Agus Ltd

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

1 The development must be completed within a period of 3 years starting with the prior approval date.
Reason: In accordance with the conditions set out within Class O of 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 (No 22-140-01-C & 22-140-02) and specifications as approved unless required by any other conditions in this permission.
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.

CUSTOMER SERVICE EXCELLENCE CSE LABC

3 Prior to the occupation of the development hereby approved, the noise mitigation measures described in report 'Noise Impact Assessment' produced by Environmental Noise Solutions dated 10 October 2023, ref: NIA/11125/23/11336/v1/Drill Hall, Barnsley, set out below, shall be fully implemented and retained as such thereafter.

-All bedrooms and habitable rooms shall be provided with glazing with a noise rating of at least 32dB Rw+Ct
-Through frame trickle ventilation shall be installed in each bedroom and habitable room
-Acoustic trickle vents rated at least 39 dB Dn,e,w per 8000 mm2 EA (vent open) shall be used in each bedroom and habitable room

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

4 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials 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: In the interests of the amenities of local residents and in accordance with Local Plan Policies GD1 General Development Policy and POLL1 Pollution Control and Protection.

Additional information:

1 The granting of planning permission does not in any way infer that consent of the landowner is given. Therefore, the consent of all relevant landowners is required before proceeding with any development, including that of the Council as landowner.

  If it should transpire that the applicant does not own any of the land included in this consent, then it is the responsibility of the applicant to seek all necessary consents and approvals of the landowner.

2 The granting of planning permission does not affect the status of species such as owls and bats, which have protection under other legislation. These may be present and it is the applicant's responsibility to seek advice on how to avoid damaging operations. Further advice can be obtained from the Countryside Unit in the Planning & Transportation Services, on 01226-772576, or directly from www.naturalengland.org.uk

Signed: Dated: 11 October 2023



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