BARNSLEY
Metropolitan Borough Council

PLANNING CONSULTATION RESPONSE

Application No	2026/0374
Proposal	Erection of a two-storey detached dwelling and associated works (Amended Description)
Address	49A Rowland Road, Old Town, Barnsley, S75 2PF
Date of Consultation Reply	17/11/2026
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:

During the construction phase, this development has a potential to have an adverse impact on health and the quality of life of those living and/or working in the locality regarding pollution, so approval with conditions is recommended.

No Objection		

*Delete as applicable

Consultation Suggested Conditions:

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

Consultation Informative(s):

It is recommended that measures are taken to prevent a nuisance/ or effect 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 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, dust or smoke nuisance from being created.

Planning Obligations required:

N/A