

HIGHWAYS DEVELOPMENT CONTROL  
APPLICATION CONSULTATION RESPONSE

PLANNING CASE OFFICER	Elaine Ward
HIGHWAYS OFFICER	Wayne Lake
PLANNING APPLICATION REF.	2024/1041
LOCATION	Land Bmbc Asset Id E01874, Woodbourn Way, Hoyland, Barnsley, S74 0QA
DESCRIPTION	Details of condition 7 (Construction Method Statement) of planning permission 2021/0479 (Erection of 3no industrial/warehouse units use classes B2 and B8 and E(g)(ii) and E(g)(iii) totalling 11,585 sqm floorspace and associated works including provision of access, parking and landscaping (Amended Plans))

28/01/2025

Many thanks for consulting Highways Development Control in respect of this condition discharge application.

Condition 7 reads:

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:

- i. Site operating hours and delivery hours which should avoid peak hours
- ii. The parking of vehicles of site operatives and visitors
- iii. Routes to and from the site and means of access for construction traffic
- iv. Loading and unloading of plant, materials and waste
- v. Storage of plant and materials used in constructing the development
- vi. Staff welfare facilities and offices
- vii. 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.

The submitted Construction Management Plan (Rev A) has been reviewed and whilst in general it addresses the requirements of the condition, there are several points which require further detail to be submitted.

- Condition item i requires the statement to provide for operating hours and delivery hours which should avoid peak hours, however whilst the provides detail of proposed working hours at Section 2(b) of the plan it does not seem to address the avoidance of peak hours element. Please clarify and detail within the plan.
- Section 2(a) reads:

*The site will be accessed via the existing roundabout entry/exit on Sheffield Road. All construction access to the site will be via this gate and all access across the site will be by internal site Haul Routes as indicated on Site plan / logistics mark up (See Appendix A). The gates into the site from the estate roundabout will be set back to allow a vehicle to be waiting to enter the site area without blocking the roundabout.*

However, whilst the plan in Appendix A shows the Heras fencing set back some 24 – 30 metres from the circulatory carriageway of the Fitzwilliam roundabout, and 2(i) states that *A strict delivery procedure will be implemented to ensure that the roads surrounding the site are not overrun with delivery and site vehicles* No details are presented within the plan as to how deliveries to site will be regulated to prevent stacking of vehicles at the site entrance. Please provide further detail in respect of this.

Section 2(L) in respect of measures to prevent mud being deposited on the highway states that in addition to the high pressure washer, as a further measure a good quality road sweeper will be used to clean the existing access road should it be required. Whilst this is considered acceptable in principle it should be noted that the use of a road sweeper is a

reactive measure and should only be used in extreme circumstances as the need for regular sweeping will be seen as a failure of the plan.

Section 2 ( r ) states that Directional signage will direct traffic onto site via Dearne Valley Park Way and Sheffield Road. However, it should be noted that a Traffic Management Plan / schedule of the signage will need to be authorised by the Councils' Streetworks team via [Streetworks@barnsley.gov.uk](mailto:Streetworks@barnsley.gov.uk) The plan will need to reflect this.

Section 2 (h) 1 of the plan refers to a dilapidation survey and that a copy of the survey will be issued to BMBC if required with remedial works undertaken where it is apparent that damage has been caused. However it should be noted and reflected in the plan that:

Fees to be paid to the Council associated with the required condition survey together with any necessary remedial works and any relevant legal agreements are to be borne by the developer. The applicant should make contact with Highways Development Control, Tel. 01226 772033/772170. Email. [HighwaysDC@barnsley.gov.uk](mailto:HighwaysDC@barnsley.gov.uk) for further information prior to commencement of any surveys.