



PLANNING CONSULTATION RESPONSE

Application No	2026/0503
Proposal	Erection of single storey office building (Use Class E(g)) with ancillary attached garage/store, external storage/open storage yard, formation of parking area and erection of wall/boundary treatments.
Address	Plot 9 Unit 1, Claycliffe Road, Barugh, Barnsley, S75 1HS
Date of Consultation Reply	16 th July 2026
Consultee	Highways DC

Consultation Assessment and Justification

The proposed redevelopment of the existing car sales/garage site proposes to use the existing access point, albeit with an amended layout. The proposed access arrangement would include a slightly realigned entrance and a wider gated access point; the alterations are acceptable from a highways point of view.

The site boundary along Claycliffe Road would also be altered from its current position so that it runs parallel with the public highway. The boundary would be set back into the site so as not to impede visibility; it would appear that a 4.5m x 120m sight line is still achievable with the site boundary alterations.

The proposed Class E(g) office use would provide 133m² of floorspace; reference to the Barnsley Supplementary Planning Document (SPD) Parking (2019) Table 1 shows that 1 parking space should be provided per 30m² of floorspace which equates to a requirement for 4 spaces to be provided within the site. The submitted site layout plan shows that 4 spaces of sufficient dimensions are to be provided within the site, thereby satisfying the parking requirement.

It is stated within the supporting information that it is proposed for the site to be used as the headquarters for a construction company; the layout includes offices, a garage/store, a secure storage area, four car parking spaces and an area of open storage.

Although the car parking arrangements are satisfactory, no information has been provided with regard to the operation of the site and whether vehicles other than cars would use the site, and, if so, the frequency that they would visit. Information should therefore be provided which details the general operation of the site on a typical day in terms of vehicle movements along with the size and type of vehicles. Details of the largest vehicle that would visit the site should be provided and it should be demonstrated that such vehicles are able to carry out a turning manoeuvre within the site.

With reference to the Construction Method Statement, it is noted that only limited parking is to be made available to construction site operatives/visitors and that, if necessary, they would be directed to suitable on-street parking areas or public car parks. Given the location of the site on an 'A' classified road, all suitable on-street parking areas and public car parks should be specified within the CMS.

Should the applicant wish to provide the above-requested information, I shall be happy to provide further comments as necessary.

Defer for amends/further information

Consultation Suggested Conditions:

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Consultation Informative(s):

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BARNSLEY

Metropolitan Borough Council

Planning Obligations required:

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