



PLANNING CONSULTATION RESPONSE

Application No	2026/0266
Proposal	Application to determine if prior approval is required for the change of use of an office building (Use Class E(g)(i)) to 9 apartments (Use Class C3) via Schedule 2, Part 3, Class MA.
Address	23 Queens Road, Barnsley, S71 1AN
Date of Consultation Reply	30/04/2026
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:

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:

Prior to any work commencing a noise impact assessment shall be submitted and agreed by the local planning authority which shall have been used to inform the layout and design of the scheme such that mitigation is implemented to achieve the following sound levels within all dwellings;

- Bedrooms: LAeq (8 hours) - 30dB (2300 to 0700 hours);
- Living Rooms & Bedrooms: LAeq (16 hour) - 35dB (0700 to 2300 hours);
- Bedrooms: LAFmax - 45dB (2300 to 0700 hours). 10 events

Where the above noise criteria cannot be achieved with windows partially open, the scheme shall include a system of alternative acoustically treated ventilation to all habitable rooms if appropriate. The assessment shall be accompanied by a plan which clearly identifies the different types of mitigation measures proposed, where each type of mitigation is proposed and a programme of implementation. Thereafter the development shall be carried out in accordance with the approved measures.

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

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):



BARNSLEY

Metropolitan Borough Council

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