



Planning Statement

Proposed Change of Use: Sui Generis (Estate Agent) to Sui Generis (Micro Pub)

Address: 145 Midland Road, Royston, Barnsley, S71 4BY

Applicant: Mr Lee Kilroy

Date: 10.08.2025

1. Introduction

This statement supports a planning application for the change of use of 145 Midland Road, Royston from a estate agent to a Sui Generis micro pub. The proposed use will retain the commercial function of the unit while introducing a low-impact, community-oriented venue. The residential flat above will remain in its current use.

2. Site and Surroundings

The property is a two-storey end Terrace building with commercial premises at ground floor and a residential flat above. (converted in 2013 to full building regs).The site is predominantly commercial the adjoining neighbour is currently used as a Hairdressers.

The next nearest residential neighbour is 11 meters away at 147 Midland Road.

No neighbours to the back due to the 3 large garages.

The building as been currently empty for just under 5 years.

It is located on Midland Road in a mixed-use area of Royston.

3. Proposed Development

- Use Class: Change of use Estate Agent to Micro Pub
- Opening Hours (proposed):
 - Monday: 5:00 PM – 8:30 PM
 - Tuesday: Closed
 - Wednesday: Closed
 - Thursday: 5:00 PM – 9:00 PM
 - Friday: :3 PM – 10:30PM
 - Saturday: 1:00 PM – 10:30 PM

- Sunday: 1:00 PM – 9:00 PM
- Customer Capacity: Approximately 30 patrons
- Alcohol Sales: A premises licence will be applied for separately via Barnsley Council under the Licensing Act 2003.

- Internal work is minimal with addition of small partition walls to facilitate an extra toilet ,which will be water saving design .
- New lights will be fitted which will be energy saving.
- A bar and shelving will be fitted to upper shop floor.
- All work will be carried out with consideration to the hours and communication with the flat tenant.
- External Works:Other than fitting of sign to front and side(within planning regulations) No external alterations to the building are proposed.
- Fitting of small bike rack to rear side.

4. Planning Policy Context

The proposal aligns with local and national planning policies that support the vitality of local centres, reuse of existing buildings, and diversification of commercial premises. The use is appropriate to the location and scale of the premises.

5. Design and Amenity

- The micro pub is intended to operate as a quiet, community-focused venue. Measures to protect residential amenity include:
 - Low-level background music will be played inside the premises.
 - All deliveries will be made via the gated side access, with deliveries in normal business hours, to avoid disruption during the day and early evening.
- No Sunday deliveries.
- Deliveries are expected to be modest with inline with a micropub.
- Waste will be stored internally and only placed out during daytime hours.
- See Noise management Plan.

6.Highway and Accessibility.

Due to the nature of the business we do not envisage much demand on parking with most people walking all thought parking does appear more than adequate at the times we would expect to be at the busiest when most other businesses on midland road will be closed and can not see it having any more impact on parking as any other use would.

(see supporting parking transport document)

The proposed micropub is well served on bus routes.(see supporting document) which we will promote via our social media to encourage public transport .

Cycle rack for up to 4 cycles will be provided at the rear side under CCTV surveillance.

. Conclusion

The proposed change of use is modest and compatible with the existing character of the area. It will provide a valuable local amenity while ensuring minimal impact on residential amenity.

Signed:

Mr Lee Kilroy

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