



PLANNING CONSULTATION RESPONSE

Application No	2026/0374
Proposal	Erection of a detached 2 storey dwelling and associated works
Address	49A Rowland Road, Old Town, Barnsley, S75 2PF
Date of Consultation Reply	07/09/26
Consultee	Highways DC

Consultation Assessment and Justification

The proposal would see the creation. a two-storey dwelling in the grounds of the existing convenience store on the corner of Rowland Road and Walton Street North.

The Council's Parking SPD recommends two off-street parking places are provided for dwellings with three or more bedrooms. The submitted layout plan shows that two spaces are to be provided for the dwelling, and the scheme therefore follows the council guidance.

As the proposals provide off-street parking to an acceptable level, HDC officers would have no wish to raise objection to the scheme. However, there are no details of refuse storage or collection pads demonstrated on the submitted layout drawing, nor has any specific secure cycle storage been shown. As such, it is asked that the below conditions are added to any decision notice.

NO OBJECTION

Consultation Suggested Conditions:

The parking facilities as indicated on the submitted plan shall be surfaced in a solid bound permeable material (i.e. not loose chippings) and adequate measures shall be so designed into the proposed access to avoid the discharge of surface water from the site on to the highway.

Reason: To ensure adequate provision for the disposal of surface water and to prevent mud/debris from being deposited on the public highway and to prevent the migration of loose material on to the public highway to the detriment of road safety and in accordance with Local Plan Policy T4 New Development and Transport Safety.

No works shall commence on site until a scheme for the parking of bicycles complying with LTN 1/20 Cycle Infrastructure Design has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented before the development is first occupied (or brought into use) and thereafter retained for this purpose.

Reason: In the interests of encouraging the use of sustainable modes of transport in accordance with Local Plan Policy T3.

Before development commences, details of suitable storage, bin presentation points and access for collection of wastes from the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be provided before first occupation and shall be so retained thereafter.

Reason: In the interest of highway safety, in accordance with Local Plan Policy T4

Consultation Informative(s):

The development hereby approved includes the creation of/carrying out of alterations to vehicular access(es). You are advised that before undertaking work on the adopted highway you will require a Section 184 licence from the Highway Authority. The works shall be to the specification and



BARNSLEY

Metropolitan Borough Council

constructed to the satisfaction of the Highway Authority. Fees are payable for the approval of the highway details, and inspection of the works. Further information and an application form are available on the BMBC website at <https://www.barnsley.gov.uk/services/roads-travel-and-parking/parking/dropped-kerbs/> or please contact at email Streetworks@barnsley.gov.uk or call to 01226 773555.

Planning Obligations required:

None