



PLANNING CONSULTATION RESPONSE

Application No	2025/0563
Proposal	Outline development of four residential dwellings and associated infrastructure considering access and layout (Custom/Self Build)
Address	Land to the rear of 31 Mansfield Road, Athersley North, Barnsley
Date of Consultation Reply	26/11/25
Consultee	Highways DC

Consultation Assessment and Justification

The proposals would create four dwellings each with three bedrooms. There are two off-street parking places per dwelling and there is additional space available to park one visitor vehicle without impinging on the internal turning provisions. A bin collection pad has also been shown on drawing no. 20-061-05, the dimensions of which are suitable to hold eight domestic bins.

The scheme was submitted and given conditional approval in application no. 2021/0647. Highways DC officers had no objection to the scheme once access by a fire appliance was approved by Building Control. It is recommended that Planning contact the fire officer / building control to ascertain whether these arrangements remain acceptable and, if not, that an alternative arrangement for firefighting can be implemented.

NO OBJECTION

Consultation Suggested Conditions:

The parking/manoeuvring facilities indicated on the submitted plan shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the manoeuvring and parking of motor vehicles prior to the development being brought into use and shall be retained for that sole purpose at all times.

Reason: to ensure that satisfactory off street parking/manoeuvring are provided, in the interests of highway safety and the free and safe flow of traffic, and in accordance with Local Plan Policy T4 New Development and Transport Safety.

All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the public highway.

Reason: to ensure that satisfactory off-street parking/manoeuvring are provided in the interests of highway safety and the free and safe flow of traffic and in accordance with Local Plan Policy T4 New Development and Transport Safety.

Pedestrian intervisibility splays, having the dimensions 2m x 2m, shall be safeguarded at the drive entrance/exit such that there is no obstruction to visibility at a height exceeding 600mm above the nearside channel level of the adjacent highway, in the interest of road safety.

Sight lines, having the dimensions 2.4m x 43m shall be safeguarded at the drive entrance/exit, such that there is no obstruction to visibility at a height exceeding 1.05m above the nearside channel level of the adjacent highway, in the interest of road safety.

No works shall commence on site until a scheme for the parking of bicycles has been submitted to and approved in writing by the LPA. The scheme shall be fully implemented before the



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development is first occupied (or brought into use) and thereafter retained for this purpose.
Reason: In interests of encouraging use of sustainable modes of transport.

Consultation Informative(s):

The development hereby approved includes the carrying out of work on or interfacing with the adopted highway. You are advised that before undertaking this work you must enter into a highway agreement with the Council under S278 of the Highways Act, 1980, specifying the extent of works, the works, and the terms and conditions under which these are carried out. Fees are payable for the drafting of the agreement, approval of the highway details and inspection of the works. For more information or to apply, please contact Highways Development Control at email HighwaysDC@barnsley.gov.uk or call to 01226 773555.

Access arrangements including shared private drives should conform to Approved Document B Volume 1 Part B5 Sect. 13.

You are advised that the development hereby permitted requires you to dig up a road, pavement, or grass verge to install or replace service apparatus (gas pipes, electricity cables, sewers), or to place any equipment, materials in , on, above or abutting a highway requires you to have a licence. Further details are available on the BMBC website at: <https://www.barnsley.gov.uk/services/roads-travel-and-parking/road-licences/> or my contacting Streetworks@barnsley.gov.uk

Mud and Debris – It is an offence under the Highways Act 1980 for anyone to deposit anything on the highway which may cause a nuisance or possible danger to road users.

Planning Obligations required: