



PLANNING CONSULTATION RESPONSE

Application No	2025/1040
Proposal	Demolition of the existing bungalow to create additional car park spaces and school forest garden, including associated landscaping works.
Address	School Bungalow, Worsbrough Bank End Primary School, Underwood Avenue, Worsbrough Dale, Barnsley, S70 4AZ
Date of Consultation Reply	04/02/2026
Consultee	Pollution Control – Contaminated Land

Consultation Assessment and Justification

The associated documentation has been reviewed and the location and risks have been assessed and my comments are as follows:

The Phase 1 report identifies further investigative work is required.

NO OBJECTION*

*Delete as applicable

Consultation Suggested Conditions:

No development works shall begin until the investigative works detailed in report “Phase 1 & Coal Mining Risk Assessments Caretakers House, Bank End Primary School” produced by Arena Geo, dated April 2025, ref: 251012/1 have been carried out. On completion of these investigative works a report shall be provided to the Local Planning Authority verifying these works have been completed and providing a scheme and timetable of remediation if required.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

The development shall not be occupied until a verification report, confirming that any required remediation works have been carried out, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

During works, construction or demolition related activity shall only take place onsite 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 quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1

There shall be no burning of any material on the development site during the demolition and construction phases.

Reason: To reduce or remove adverse impacts on health and quality of life, especially for people living and/or working nearby, in accordance with Local Plan Policy POLL1



BARNSLEY

Metropolitan Borough Council

Consultation Informative(s):

It is recommended that measures are taken to prevent a nuisance/or affect 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, odour, light 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, light, odour, dust or smoke nuisance from being created.

Planning Obligations required:

n/a