



GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. 2023/0853

To JHA Architecture Ltd
West Suite
Second Floor Unit F
South Quay
Lakeside Boulevard
Doncaster
DN4 5PL

DESCRIPTION Extension to existing industrial building and the reconfiguration of the external storage area and hard standing area approved under application 2021/1430

LOCATION Niftylift, Mason Way, Platts Common, Barnsley, S74 9TG

Permission is **granted** for the proposals which were the subject of the Application and Plans registered by the Council on 24/01/2024 and described above.

The approval is subject on compliance with the following conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission.

Plan references

2023/071/01 Location Plan

2023/071/03 Rev A Proposed Site Plan Sheet 1 of 2 received 30th September 2024

2023/071/04 Rev A Proposed Site Plan Sheet 2 of 2 received 30th September 2024

2023/071/06 Proposed Elevations

2023/071/05 Proposed Floor Plan

4076-800 Rev P2 Drainage Plan

4076-801 Rev P1 Existing Drainage Plan

4076-805 Rev P2 Existing Drainage Areas

4076-806 Rev P2 Proposed Drainage Areas

4076-807 Rev P1 Flood Flow Plan

4076-810 Rev P2 Drainage Details Sheet 1

4076-811 Rev P1 Drainage Details Sheet 2

4076-812 Rev P1 Drainage Details Sheet 3

4076-813 Rev P1 Polystorm Polycell Cell Details

Design and Access Statement

Bat and Bird Survey Report produced by Middleton Bell dated 9th April 2024

Coal Mining Risk Assessment produced by Geo Investigate dated 8th November 2023

Energy Statement V1 produced by Vision Energy dated 19th January 2024

Transport Statement produced by Cole Easden Issue 2 dated December 2023

Drainage Report produced by J Roberts Design Ltd ref 4076/Sept 2024

Reason: In the interests of the visual amenities of the locality in accordance with Local Plan Policy D1 High Quality Design and Place Making.

- 3 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

The statement shall provide for:

i. The parking of vehicles of site operatives and visitors

ii. Means of access for construction traffic

iii. Loading and unloading of plant and materials

iv. Storage of plant and materials used in constructing the development

v. Measures to prevent mud/debris being deposited on the public highway.

Reason: In the interests of highway safety.

- 4 Prior to the proposed extension being brought into use, 1no Swift box and 1no Bat box shall be installed in line with the recommendations outlined in section 6.3 of the Bat and Bird Survey Report produced by Middleton Bell dated 9th April 2024. Upon installation photographic evidence shall be provided to the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity

- 5 Prior to the development hereby permitted being brought into use, the access, parking and manoeuvring facilities, indicated on the submitted plans, shall be surfaced in a solid bound material (i.e. not loose chippings) and made available for the access, manoeuvring and parking of vehicles, and shall be retained for said purposes at all times.

Reason: To ensure that there are adequate parking and turning facilities to serve the development which are constructed to an acceptable standard.

- 6 The external materials shall match those specified within the plans outlined above.
Reason: In the interests of the visual amenities of the locality and in accordance with Local Plan Policy D1.

- 7 All surface water run off shall be collected and disposed of within the site and shall not be allowed to discharge onto the adjacent highway.
Reason: In the interests of highway safety in accordance with Local Plan Policies T4 New Development and Transport Safety and POLL1 Pollution Control and Protection.

Informative(s)

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended), the Local Planning Authority have, where possible, made a pre-application advice service available, and otherwise actively engaged with the applicant in dealing with the application in a positive and proactive manner.

- 1 The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from: www.groundstability.com or a similar service provider.

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at: www.gov.uk/coalauthority

- 2 If the developer is to make discharge flows to the existing watercourse he must gain the written agreement of the Land Drainage Authority to discharge flows at an agreed rate – highwaydrainage@barnsley.gov.uk
- 3 If the developer is to carry out works within or in the proximity of any watercourse he must gain the relevant permissions from the Lead Local Flood Authority highwaydrainage@barnsley.gov.uk
- 4 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

Please be aware that the Council monitors construction sites and open land within the vicinity of such sites in an attempt to prevent fly tipping (i.e. unauthorised deposit of waste on land), which is illegal under the Environmental Protection Act 1990. The penalties for fly-tipping can include:

- a fine of up to £50,000 and
- up to six months imprisonment on conviction.

Therefore, if necessary, please ensure that all demolition waste and waste associated with the construction of any development is disposed of via approved methods and that documents are retained to prove this.

Signed:

Dated: 17 October 2024

A handwritten signature in black ink, consisting of a stylized 'G' and 'H' followed by a horizontal line extending to the right.

Garry Hildersley

Head of Planning, Policy & Building Control
Growth & Sustainability Directorate

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

NOTES:-

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to grant permission for the proposed development subject to conditions then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference to the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.