

Barnsley Metropolitan Borough Council -
Development Control
BARNSELEY, S70 9FE

Reference: PA-0010326/01
Customer reference: 2026/0596
03 September 2026

(RETROSPECTIVE) Change of use from Class E to Hot Food Takeaway (Use Class Sui Generis) including installation of extraction equipment.

1 Peel Street S70 2RA

Dear Planning Officer,

Thank you for contacting us.

This is our response to your consultation 2026/0596.

Environment Agency Position

We have no objection to this application.

The development lies within 20m of a 'main river' but proposes no operational development in this location.

Flood risk standing advice - advice to LPA

The proposed development falls within Flood Zone 2, which is land defined in the [planning practice guidance](#) as being at risk of flooding.

We have produced a series of standard comments for LPAs and planning applicants to refer to on 'lower risk' development proposals. These comments replace direct case-by-case consultation with us. This proposed development falls within this category.

These standard comments are known as Flood Risk Standing Advice (FRSA). They can be viewed at [Flood risk assessments: applying for planning permission - GOV.UK](#)

We recommend that you view our standing advice in full before making a decision on this application. We do not need to be consulted.

If you have any questions regarding our response, please contact sp-yorkshire@environment-agency.gov.uk.

Yours sincerely,

Mark Williams,

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