
2018/0466

Applicant: Mr Chris Ward

Description: Residential development (Outline including access)

Site Address: Land at Talbot Road, Penistone, Sheffield, S36 9ED

30 letters of objection have been received and 4 letters of support.

Site Description

The proposed development site is 2.43ha of greenfield land located to the north east of Penistone town centre. The site is irregular in shape and slopes steeply down from the south to Thurlstone Road at the northern boundary. Talbot Road bounds the site to the south and east with Bridge Street to the west.

The site is located in a predominantly residential area with dwellings to all boundaries. To the south there are two Public Houses / Restaurants. Penistone Police Station is in the south east corner, at the junction of Bridge Street with Talbot Road. St Mary's Church is located to the south of the site, off Talbot Road.

Proposed Development

This planning application is in outline with all details reserved except access. An indicative layout has been provided showing 39 dwellings.

Access is from Talbot Road, to the north west of the site. As Talbot Road is not adopted, it is proposed that part of the road will be reconstructed to adoptable estate road standards and aligned into the site as the main priority route.

History

There are a number of planning applications relating to the various properties on the periphery of the site however, the most relevant to this application is:

2017/1221 – Erection of housing development (up to 6 units) (Outline with all matters reserved apart from access) –Withdrawn

Policy Context

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making.

Local Plan

The new Local Plan was adopted at the full Council meeting held 3th January 2019 after it was found to be sound by the appointed Planning Inspector following the examination process. This means that it now takes on full weight for decision making process in planning law terms as the development plan for the Borough, superseding the remaining saved policies from the Unitary Development Plan (adopted in the year 2000) and the Core Strategy (adopted in 2011).

Local Plan Policies

The site is allocated in the Local Plan for housing. Site Policy HS71 identifies the indicative number of dwellings as 30. Development is expected to:

- Provide appropriate access;
- Respect the historic setting of the listed building at 8-10 Thurlstone Road and the group character of Penistone Conservation Area immediately adjacent and to the east. Development of site HS71 will require the use of appropriate site layout, sympathetic design that reflects the setting, scaling, massing, details and materials;
- Archaeological remains may be present on site therefore proposals must be accompanied by an appropriate archaeological assessment.

The following Local Plan policies are relevant:

SD1 'Presumption in Favour of Sustainable Development'
GD1 'General Development'
LG2 'Location of Growth'
H1 'The number of New Homes to be Built'
H2 'Distribution of New Homes'
H6 'Housing Mix and Efficient Use of Land'
H7 'Affordable Housing'
T3 'New Development and Sustainable Travel'
T4 'New Development and Transport Safety'
D1 'High Quality Design and Place Making'
LC1 'Landscape Character'
HE1 'The Historic Environment'
HE2 'Heritage Statements and General Application Procedures'
HE3 'Developments Affecting Historic Buildings'
HE6 'Archaeology'
GI1 'Green Infrastructure'
BIO 'Biodiversity and Geodiversity'
CC1 'Climate Change'
CC2 'Sustainable Design and Construction'
CC3 'Flood Risk'
CC4 'Sustainable Drainage Systems (SuDs)'
RE1 'Low Carbon and Renewable Energy'
CL1 'Contaminated and Unstable Land'
Poll1 'Pollution Control and Protection'
AQ1 'Development in Air Quality Management Areas'
I1 'Infrastructure and Planning Obligations'

Penistone Neighbourhood Plan

Penistone Neighbourhood Plan has been submitted for examination to an independent examiner. This Plan sets out the vision and objectives for the future of Penistone and development proposed in it. A key component of the vision is to *'offer a range of housing that provides for all sectors of the community, as well as attracting new residents to the area's unique blend of town and country'*. In addition, the 10 objectives support development whilst protecting the town's rural and historic character.

SPD's/PANs

The following Supplementary Planning Documents and Planning Advice Notes are currently being updated with some already out to consultation. Those of relevance to the proposal are:

- Designing New Residential Development
- Parking
- Open Space Provision on New Housing Developments
- Sustainable Travel
- Planning obligations
- Affordable Housing
- Financial contributions to Schools

Other

South Yorkshire Residential Design Guide

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

In respect of this application, relevant policies include:

The Presumption in Favour of Sustainable Development
Delivering a sufficient supply of homes
Conserving and Enhancing the Historic Environment

Consultations

Affordable Housing – The site will be expected to deliver 30% affordable housing in accordance with the Local Plan Policy H7.

Air Quality - The proposed development is adjacent to the A628 Thurlstone Road. Whilst not an air quality management area (AQMA), this road is detailed within the Barnsley MBC Air Quality and Emissions Good Practice Planning Guidance where mitigation of air quality impact is recommended. The applicant has offered vehicle charging points which is considered acceptable subject to a suitably worded condition.

Biodiversity – The Ecology Officer has confirmed that he is generally happy with the preliminary Ecological Appraisal submitted by the applicant. A condition is recommended securing mitigation and enhancement measures to be agreed at reserved matters stage.

Conservation and Design – No objection subject to a condition requiring further investigation of the significance of adjacent heritage assets (8-10 Thurlstone Road and the Penistone Conservation Area) and the impact of the proposed on them along with a suitably designed scheme mitigating any impact identified.

Drainage – No objections subject to conditions.

Highways – No objections subject to conditions

Regulatory Services – No objections subject to conditions.

SYAS – SYAS considers that the likelihood of encountering important archaeological remains within the site is negligible and advises that no archaeological investigation is warranted. Care, however, should be taken to ensure St Mary's Well and trough are not harmed should consent for development be obtained.

SYP – No objections just general comments on detailed design matters.

School Admissions – The proposed will impact on the deficit of school places already in the area. Due to the number of new homes proposed in Penistone over the period of the current plan period the existing provision will be insufficient to accommodate all demands during the duration of the existing and proposed plans. As such a contribution is required towards primary and secondary education.

Penistone Town Council – Object due to the density of the houses, possible drainage issues, possible issues with the retaining wall adjacent to Bridge Street, the visual impact on the Grade 1 listed church, and Talbot Road being used as a rat run.

Tree Officer – No objections subject to conditions.

YW – No objections subject to conditions.

Representations

The application has been publicised by press and site notices and individual neighbour notification to 45 households. 30 objections have been received from local residents. The main objections to the proposals are summarised as follows:-

- The site was safeguarded in the UDP and previous surveys for the Local Plan identified it as unsuitable for development;
- Increased traffic, both during construction and from new residents, will make roads more congested and dangerous. The traffic lights at Bridge Street are already very busy;
- Talbot Road will become a rat run and there will be an increase in on street parking;
- Talbot Road is not suitable for increased traffic associated with the development and there is poor visibility at the junction with Thurlstone Road;
- The site is an important greenspace in the town and is highly visible; its loss will be to the detriment of the area;
- There has not been proper consultation with residents;
- Mature trees have already been removed from the site and the remaining ones should be protected;
- The topography of the site makes it unsuitable for development;

- Concerns that there will be a negative impact on drainage and flood risk and that there are natural springs on the site;
- Impacts on wildlife and habitats;
- Existing services and utilities are already overstretched;
- The site is in a conservation area and it part of the historic landscape of Penistone;
- The heritage assessment submitted is inaccurate and the site is far more visible than it suggests;
- Will the development be in keeping with the historic vernacular of the area? If approved the development must be of a high quality design and materials;
- The development will have a negative impact on neighbouring businesses as it will bring noise sensitive uses close to the restaurants and pubs;
- Loss of privacy and amenity land for adjoining residents;

Councillor Kitching has also commented on the application and raised some of the concerns outlined above in particular with regards to the loss of greenspace, the impact on historical features, traffic congestion, and the avoidance of Talbot Road becoming a rat run.

Four letters of support have been received stating that the proposed will bring more people to Penistone which is of benefit to local businesses, that a high quality development here will be a good use of the site and help to avoid urban sprawl and it will bring improvements to the north end of Talbot Road.

Assessment

Principle of development

The site is allocated in the Local Plan for housing (HS71) with an indicative number anticipated for the site of 30. As such, subject to the detailed requirements of this policy being met and any additional policy requirements as identified in the assessment of the application, the proposed development is acceptable in principle.

An assessment of the wider policy requirements is provided below:

Highway Safety (Access)

The site is located on an un-adopted road with bus stops immediately adjacent to and opposite the junction of Talbot Road with Thurlstone Road. The kerb radii are very small and may result in larger vehicles being forced onto the opposing carriageway, to the detriment of the free and safe flow of other traffic on the highway. There is also extensive on street parking in the vicinity of the junction which will have to be removed to protect vehicular manoeuvring and visibility. However, the applicant has provided speed surveys to justify the reduction in visibility at the junction with Thurlstone Road. The Transport Assessment also demonstrates that the Talbot Road/Thurlstone Road junction will operate within its capacity with the development traffic. As such, subject to suitable conditions to secure appropriate improvements, including measures to restrict through traffic along Talbot Road, it is not considered that the proposal would result in any significant detriment to highway safety.

The Transport Assessment confirms that the signal controlled junction at A628 Barnsley Road/B6462 Bridge Street is currently operating close to capacity in both the AM and PM peaks. In 2024, the junction operates over capacity without the development, obviously when the development is included it is made slightly worse. It should be borne in mind that this assessment has allowed for 39 dwellings which may change at detailed design due to the difficult topography of the site.

The NPPF states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. Normal traffic growth results in the junction operating over capacity in 2024, the addition of the development traffic has only a slight impact. A refusal of planning permission on highway grounds could not, therefore, be substantiated.

There are, therefore, no objections to the proposed development in a highway context subject to appropriate conditions.

Heritage Impacts

There is a degree of sensitivity between the development of this site and the setting of 8-10 Thurlstone Road (Grade II Listed Buildings) and the Penistone Conservation Area. This is highlighted in the site specific policy and there should be a detailed assessment of the historic significance of these assets, the intervisibility between the site and impacts on the setting of the assets as a result of the proposed development. This has not been provided with this planning application, with the heritage assessment focusing on views of the site from the conservation area only. It remains the case that the setting of the adjacent Listed Buildings and Conservation Area must be properly assessed. However, at this stage the layout, scale or design of the development is not under considerations so it is difficult to fully assess the impact until these factors are confirmed. It is therefore accepted that this can be secured through a condition along with suitable mitigation as part of the detailed design process. This is in accordance with the site specific policy HS71 and Local Plan policies HE1, HE2 and HE3.

The Town council have raised concerns over the impact on the Grade 1 Church. However, the nearest church to the site, St Mary's Church is not listed. The Town Council may therefore be referring to the Church of St John which is close to the town centre and therefore sufficient distance from the site not to be significantly affected.

With regards to the archaeology requirement, the scoping review for the Local Plan did raise some potential, but colleagues at SYAS have confirmed that the likelihood of encountering important archaeological remains within the site is negligible and therefore no archaeological investigation is warranted.

However, care should be taken to ensure St Mary's Well and trough are not harmed and this will need to be covered in a detailed heritage assessment that should accompany any Reserved Matters application.

Residential Amenity

As the application is in outline issues relating to residential amenity will, in the main, be dealt with at the detailed design stage. With regards to noise and disturbance from the construction process, conditions will be applied to ensure appropriate controls.

There is some potential for issues associated with locating new houses close to existing businesses, however, regulatory services has assessed the application and raised no concerns in this regard.

S106 Contributions

Planning Policy I1 'Infrastructure and Planning Obligations' requires development to mitigate any impact on local infrastructure. In this regard the proposed development will be expected to provide the following:

A contribution towards the creation of additional school places; this is will be agreed when the final number and types of houses proposed is fixed. Nevertheless School admissions have confirmed a shortfall in both Primary and Secondary school places.

Policy H7 requires 30% of the houses proposed on site are affordable in accordance with the Council's SPD and local needs;

The site is not greenspace and as such no contribution is required to offset the loss of greenspace, however, the development will be expected to provide 15% greenspace on site or a suitable contribution towards the improvement of offsite green space in accordance with Local Plan policy G11 and the accompanying SPD

It is likely that when the Reserved Matters application is submitted the Sustainable Travel SPD will be in place and as such a S106 agreement in accordance with this will be required.

As these are all subject to the final design of the scheme suitably worded conditions are proposed to allow the final contributions to be agreed at the Reserved Matters Stage.

Ecology

The Ecology Officer has confirmed that he is generally happy with the PEA (Preliminary Ecological Appraisal) submitted by the applicant. He has raised some queries regarding data used but not with the scope or findings of the site survey. The main area of concern relates to existing Badger Data not sourced from the South Yorkshire Badger Group. However, both ecologists accept there are badgers in the surrounding area, but it remains the fact that the onsite survey did not find any evidence of badgers on the site itself (either foraging or of badger setts). It should also be noted that as Badgers are a protected species (Badgers Act 1992) the applicant would be required to comply with the Act, reporting any new evidence of badgers if found.

The PEA provides a number of suggested mitigation measures which can be conditioned. No enhancements have been provided, however, these can be agreed at the Reserved Matters stage and a suitable condition can be applied to secure this.

Drainage

Very limited information has been provided at this stage regarding the possible drainage of the site given that the layout of the site is not under consideration. The applicant has indicated that they will be looking at foul to be connected to mains and surface water to be dealt with via SuDS or soakaway. Yorkshire Water and the Council's Drainage Section have both been consulted and are satisfied that an adequate drainage solution can be found once the detailed scheme is known. They have therefore confirmed that this can be secured via a suitable worded condition.

Trees

The access proposed does not implicate any trees of note and as such there is no objection from the Forestry Officer. Similarly, as the site is generally open it is accepted that development can be achieved here without undue harm to trees. There are however, trees present on and close to the boundaries which will need to be considered as part of any scheme. Some attempts appear to have been made with the indicative layout to keep away from the TPO trees adjacent to the Church and the trees bounding Bridge Street. There are issues which still need to be addressed however, such as the trees adjacent to Talbot Street (some of which were felled by the owner a few years back) which so far have not been documented or dealt with. Then there are the level changes and engineering works which although not noted must be required and have the potential to impact significantly on all the trees on and adjacent to the site.

As such a full tree survey will be required at the reserved matters stage and the information in it will need to be used to inform the final layout put forward. In light of the evident need for major level changes then an arboricultural impact assessment will also be required to deal with this as well as the usual tree protection documents.

Conclusion

The application is an outline application with only access being considered at this stage. The site is an allocated site for Housing as shown in the recently adopted Local Plan and Highways have made a full assessment of the access into the site and are satisfied that, subject to suitable conditions, it meets the necessary standards. Details of scale, layout, landscaping and design, are reserved at this stage and these would need to be further assessed if any subsequent reserved matters application was submitted.

Recommendation

Grant planning permission subject to conditions:

- 1 The development hereby permitted shall not be commenced unless and until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

- (a) the layout of the proposed development.
- (b) scale of building(s)
- (c) the design and external appearance of the proposed development.
- (d) landscaping

Reason: In order to allow the Local Planning Authority to assess the details of the reserved matters with regard to the development plan and other material considerations.

- 2 Application for approval of the matters reserved in Condition No. 2 shall be made to the Local Planning Authority before the expiration of three years from the date of this permission, and the development, hereby permitted, shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.

Reason: In order to comply with the provision of Section 92 of the Town and Country Planning Act 1990.

- 3 Detailed plans shall accompany the reserved matters submission indicating existing ground levels, finished floor levels of all dwellings and associated structures, road levels and any proposed alterations to ground levels. Thereafter the development shall proceed in accordance with the approved details.
Reason: To enable the impact arising from need for any changes in level to be assessed in accordance with Local Plan Policy D1 High Quality Design and Place Making.
- 4 No development or other operations being undertaken on site shall take place until the following documents in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - Recommendations have been submitted to and approved in writing by the Local Planning Authority:
- Tree Survey
 - Arboricultural impact assessment
 - Tree protective barrier details
 - Tree protection plan
 - Arboricultural method statement
- Reason: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity**
- 5 The landscaping details to be submitted pursuant to condition no.1 above shall include full details of both hard and soft landscaping works, including details of the species, positions and planted heights of proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained. The approved hard landscaping details shall be implemented prior to the occupation of the building(s).
Reason: In the interests of the visual amenities of the locality and to accord with Local Plan Policy D1, Design.
- 6 The reserved matters application shall include full details of the mitigation measures identified in the Ecological Survey along with enhancement measures proposed on site, including a timetable for their implementation, to be agreed with the Local Planning Authority. The development shall be implemented in accordance with the approved details.
Reason: To conserve and enhance biodiversity in accordance with Local Plan Policy BIO1 Biodiversity and Geodiversity
- 7 The reserved matters application shall include a plan indicating the position and design of boundary treatments to be erected. Development shall be carried out in accordance with the approved details.
Reason: In the interests of the visual amenities of the locality and the amenities of the locality and to accord with Local Plan Policy D1, Design.

- 8 The reserved matters application shall include details of Electric Vehicle Charging Points to be provided for each property.
Reason: In accordance with Local Plan Policy Poll1.
- 9 The reserved matters application shall include a detailed heritage assessment, assessing the significance of heritage assets affected by the proposed development, the impact of the proposed development on these assets and identify mitigation as appropriate. The scope of this assessment is to be agreed in writing by the Local Planning Authority and the development shall be implemented in accordance with the approved details.
Reason: To conserve and enhance the significance and setting of heritage assets in accordance with Local Plan Policy HE1.
- 10 No development shall take place unless and until full foul and surface water drainage details, including Yorkshire Water Permission to discharge, have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.
Reason: To ensure the proper drainage of the area in accordance with Local Plan Policies CC3 and CC4.
- 11 The site shall be developed with separate systems of drainage for foul and surface water on and off site.
Reason: In the interest of satisfactory and sustainable drainage in accordance with Local Plan Policies CC3 and CC4.
- 12 There shall be no piped discharge of surface water from the development prior to the completion of surface water drainage works, details of which will have been submitted to and approved by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
i) evidence that other means of surface water drainage have been properly considered and why they have been discounted ; and
ii) the means by which the discharge rate shall be restricted to a maximum rate of 5 (five) litres per second to the surface water sewer network .
Reason: To ensure that no surface water discharges take place until proper provision has been made for its disposal in accordance with Local Plan Policies CC3 and CC4.

- 13 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:
- The parking of vehicles of site operatives and visitors
 - Means of access for construction traffic
 - Loading and unloading of plant and materials
 - Storage of plant and materials used in constructing the development
 - Measures to prevent mud/debris being deposited on the public highway
- Reason: In the interests of highway safety, residential amenity and visual amenity, in accordance with Local Plan Policies T4 and Poll1.**
- 14 The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:
- i. The numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 30% of housing units/bed spaces;
 - ii. The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
 - iii. The arrangements for the transfer of the affordable housing to an affordable housing provider [or the management of the affordable housing] (if no RSL involved);
 - iv. The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
 - v. The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.
- Reason: To meet identified housing need in accordance with Local Plan Policy H7**
- 15 No development shall commence until arrangements are in place to ensure any need for school places arising from the development are met in accordance with relevant local and national planning policies and supplementary planning documents at the time of the submission of the Reserved Matters application.
- Reason: To ensure children can be accommodated in local primary schools in accordance with Local Plan Policy I1.**

- 16 The development hereby permitted shall not begin until a scheme has been submitted to and approved in writing by the Local Planning Authority for the provision of or enhancement to on site and off-site public open space in accordance with Local Plan Policy GS1 and the Open Space Provision on New Housing Developments SPD. The provision or enhancement of the on site and off site open space shall be provided prior to completion of the development in accordance with the approved scheme.
Reason: In the interests of residential and visual amenity to ensure adequate provision of public open space in accordance with Local Plan Policy GS1 and the Open Space Provision on New Housing Developments SPD.
- 17 No development shall commence until arrangements are in place to ensure any need for the provision of sustainable travel measures towards improving levels of accessibility to sustainable modes of travel arising from the development are met in accordance with relevant local and national planning policies and supplementary planning documents at the time of the submission of the Reserved Matters application.
Reason: In accordance with Local Plan Policies T3 New Development and Sustainable Travel and I1 Infrastructure and Planning Obligations.
- 18 Prior to any works commencing on-site, a condition survey (including structural integrity) of the highways to be used by construction traffic shall be carried out in association with the Local Planning Authority. The methodology of the survey shall be approved in writing by the Local Planning Authority and shall assess the existing state of the highway. On completion of the development a second condition survey shall be carried out and shall be submitted for the written approval of the Local Planning Authority, which shall identify defects attributable to the traffic ensuing from the development. Any necessary remedial works shall be completed at the developer's expense in accordance with a scheme to be agreed in writing by the Local Planning Authority.
Reason: In the interests of highway safety in accordance with Local Plan Policy T4.
- 19 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1300 on Saturdays and at no time on Sundays or Bank Holidays.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy Poll1.
- 20 Prior to any work commencing, the applicant shall submit to BMBC for their approval a noise management plan detailing how they will control noise during construction. Once approved the applicant shall adhere to the noise management plan at all times.
Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy Poll1

21 Prior to any work commencing, the applicant shall submit to BMBC for their approval a dust management plan detailing how they will control dust during construction. Once approved the applicant shall adhere to the noise and dust management plan at all times.

Reason: In the interests of the amenities of local residents and in accordance with Local Plan Policy Poll1.

22 Prior to the commencement of development, details shall be submitted to and approved in writing by the Local Planning Authority of arrangements which secure the following highway improvement works:

" Provision of improved kerb radii at the Talbot Road/Thurlstone Road junction;

" Relocation of bus stops on Thurlstone Road;

" Measures to prevent parking on Talbot Road/ Thurlstone Road;

" Measures to prevent through traffic on Talbot Road, including any necessary accommodation works;

" Provision of/ any necessary alterations to street lighting;

" Provision of/any necessary alterations to highway drainage;

" Any necessary resurfacing/reconstruction.

The works shall be completed in accordance with the approved details and a timetable to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic in accordance with Local Plan Policy T4.

23 Vehicular and pedestrian gradients within the site shall not exceed 1:12 to ensure safe and adequate access.

Reason: In the interests of highway safety and the free flow of traffic in accordance Local Plan Policy T4

24 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.

25 The visibility splays, shown on Indicative Highway Layout Drawing number RG, shall be safeguarded at the junction of Talbot Road with Thurlstone Road, such that there is no obstruction to visibility and forming part of the adopted highway.

Reason: In the interest of road safety in accordance with Local Plan Policy T4.

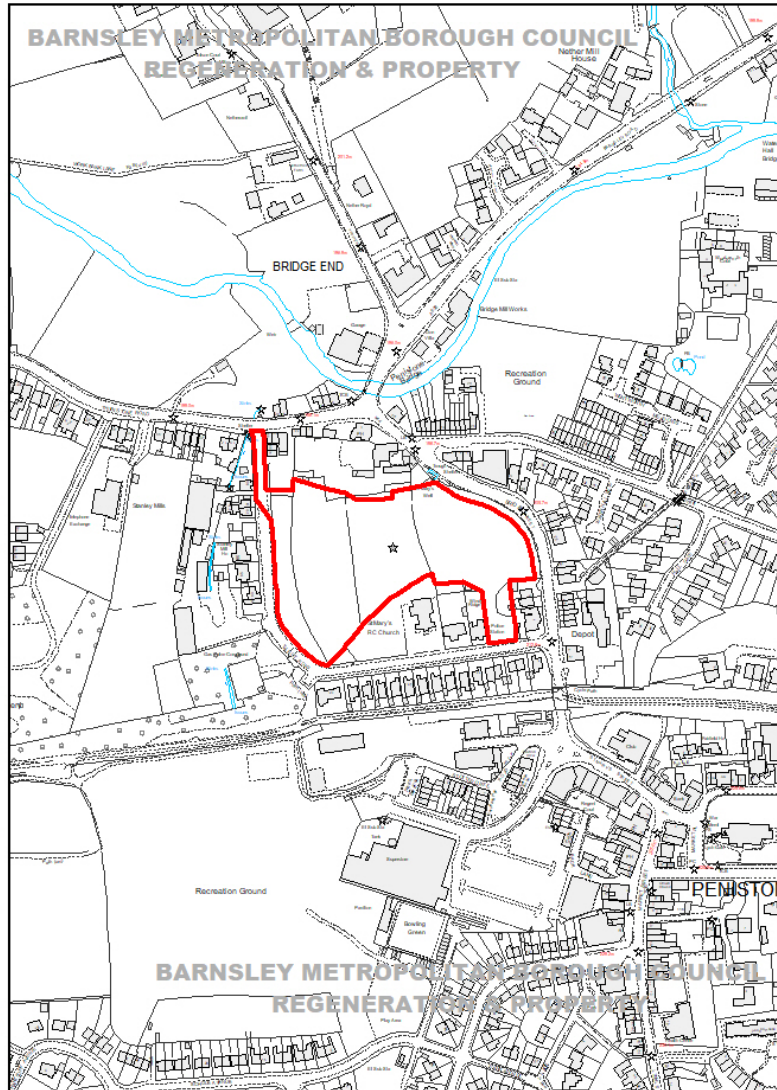
26 Development shall not commence until full highway engineering construction details have been submitted to and approved in writing by the Local Planning Authority, in the interests of road safety.

Reason: In the interest of Highways Safety in accordance with Local Plan Policy T4.

PA Reference:-

2018/0466

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BARNSELY MBC - Regeneration & Property



Scale 1: -----