

Yorkshire Developers Limited.

120 Huddersfield Road, Penistone, Sheffield S36 7BX.

Tel: 01226 766799 Fax: 01226 766799

E-mail dunnco@btconnect.com

Our Ref: BPD/LED/07

30th September 2011

Mr. Steve Kirkham,
Planning Officer,
Development Management,,
Barnsley Metropolitan Borough Council,
Westgate Plaza Level 1, Westgate,
Barnsley S70 2FF.



Application No. 2011/1057

Dear Steve,

REFERENCE: PROPOSED CHANGE OF USE TO INCLUDE B2, JUMBO SELF DRIVE LTD.,
2A SHEFFIELD ROAD, BIRDWELL, BARNSELY. SOUTH YORKS. S70 5UZ.

Further to our recent telephone conversations and your e-mail dated 26 September 2011 regarding the above planning application, I enclose copies of the revised drawings as discussed with yourself and Kevin Ellam of Environmental Services.

With reference to the Comments made by Mr. Ellam, I confirm:-

1. The access/egress from the subject premises is capable of having the visibility splays as requested without the security fence being moved because behind the 1.80 m. footpath is a 0.30 m. landscaped area in front of the security fence.
2. The vegetation will be removed and maintained to achieve the above visibility splays.
3. Existing access no. 1 will be used for vehicles entering the commercial parking area and these and other vehicles will be able to leave through the new security fence via the sliding gate between the commercial parking area and the M.O.T./Service facility.
4. With regard to the long term future of the substandard access, the owner has been made aware that if there is an increase in traffic flow, he will have to make improvements to this access as required by Environmental Services.

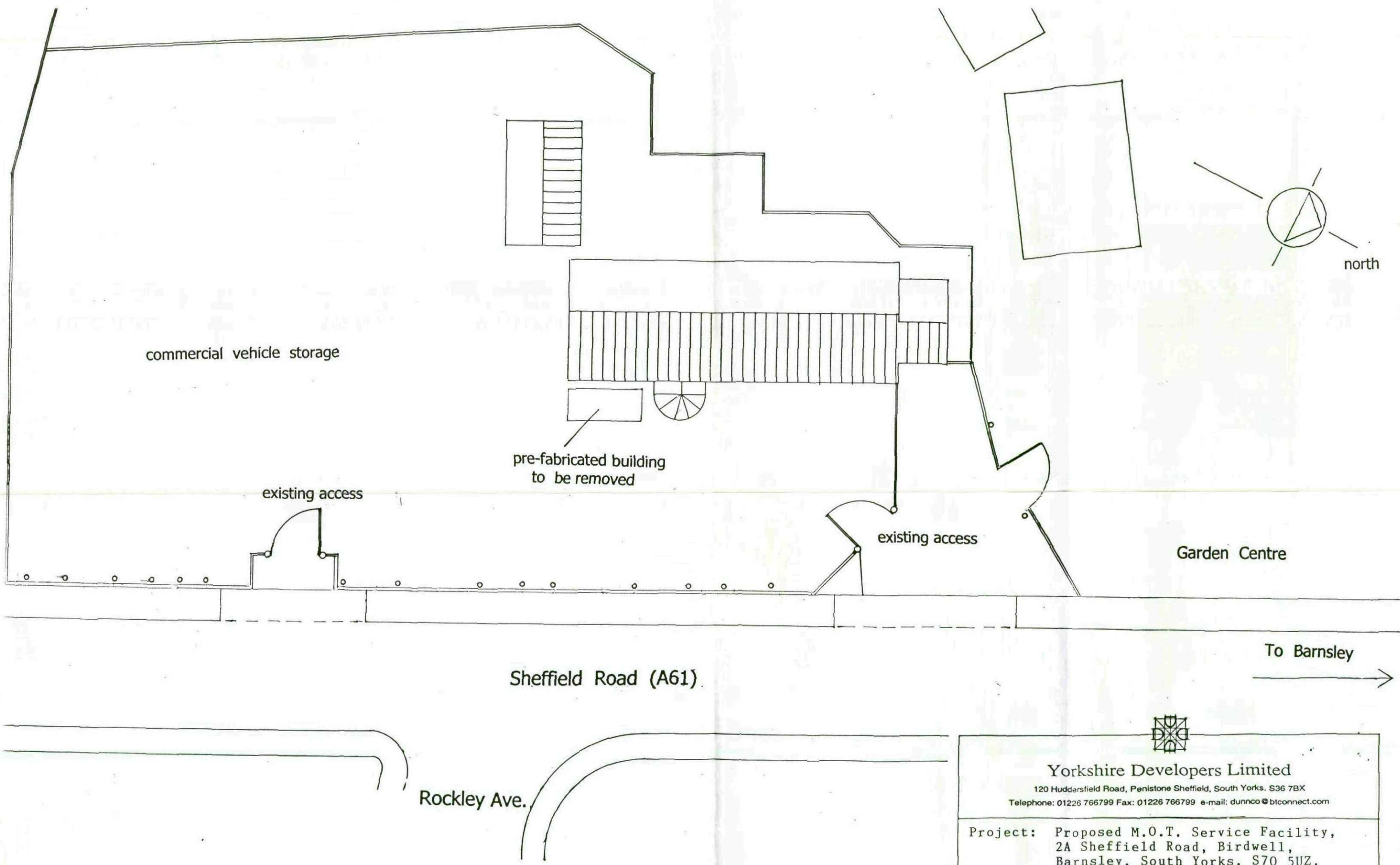
I trust that the above is to your satisfaction and that the planning approval will be issued.

Yours sincerely,

B. P. Dunn.
Managing Director.

Enclosures: 4 No. copies of drawings no. SRB/YDL.03A and SRB/YDL/05A

Copy to: Mr. David Yeardley @ Jumbo Self Drive Ltd.



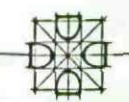
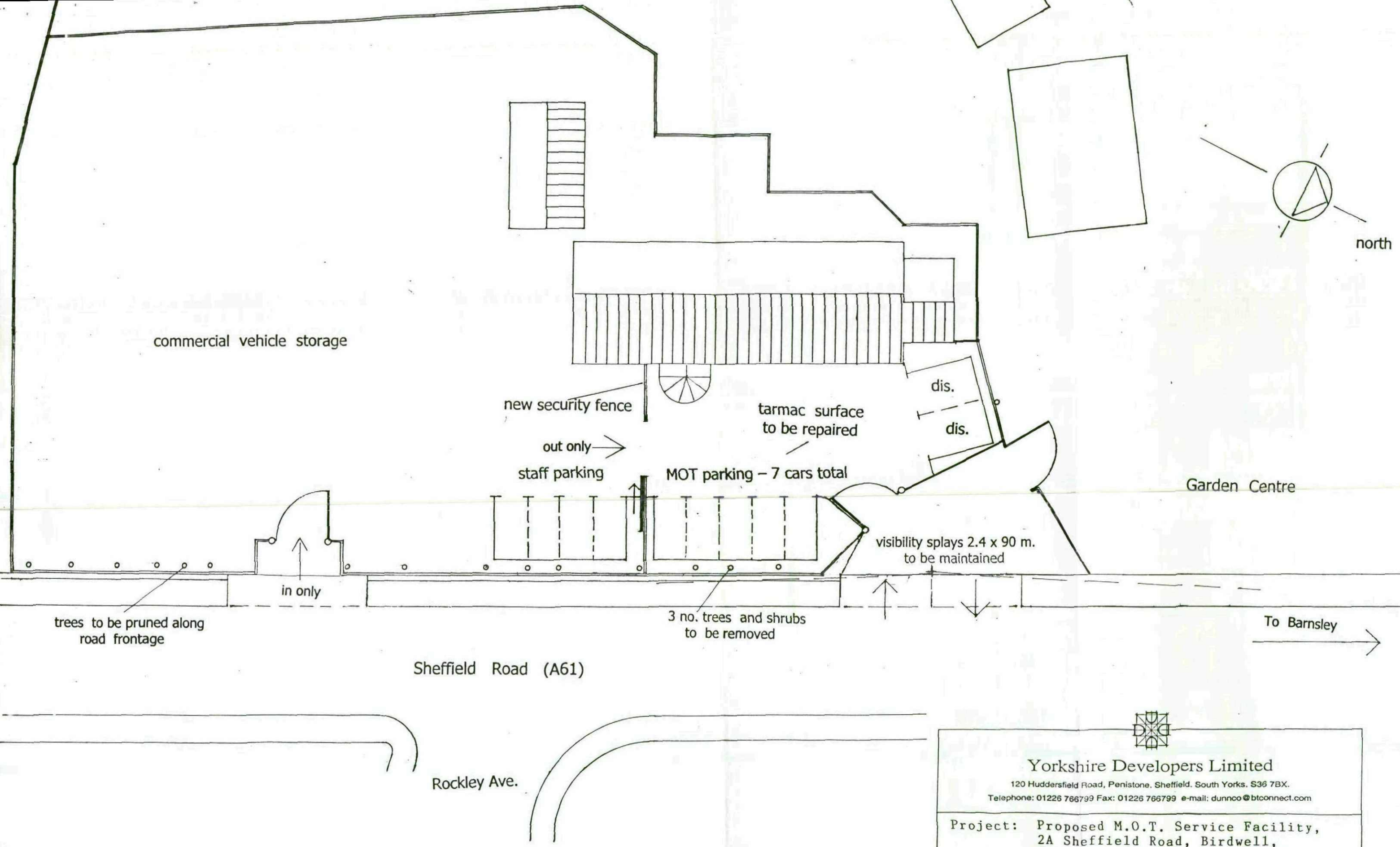
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Project: Proposed M.O.T. Service Facility,
2A Sheffield Road, Birdwell,
Barnsley. South Yorks. S70 5UZ.

Scale: 1/250 @ A3. Dwg. No. SRB/YDL/03A.

Title: Existing Ste Plan. Date: 30.09.11



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