29/11
2010/1472

Application for Planning Permission.
Town and Country Planning Act 1990

ublication of applications on planning authority websites.
lease note that the information provided on this application form and in supporting documents may be published on the Authority's website.
you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: | Surname:

Company name: Dunelm (Soft Furnishings) Ltd

Street address: Fosse Way

Town/City: Syston

County: Leicestershire

Country:

Postcode: LE7 1NF

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Roger | Surname: Harrison

Company name: Roger Harrison Architecture

Street address: 30 30 Abbey Road

Town/City: West Bridgford

County: Nottinghamshire

Country:

Postcode: NG2 5NF

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address: roger@rharrison.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Installation of a retractable loading bay shelter, alteration to a pedestrian refuge and installation of a new trolley shelter.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: BARNSLEY RETAIL PARK

Street address: WOMBWELL LANE

Town/City: BARNSLEY

County: SOUTH YORKSHIRE

Postcode: S70 3NS

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 437714

Northing: 404959

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ◉ Yes ○ No

If Yes, please provide details:

The existing collection of waste and recyclables is to continue unaffected by the proposals

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Shop - red multi brickwork & profiled metal cladding

Description of *proposed* materials and finishes:

Shop - red multi brickwork & profiled metal cladding (unaltered)
Loading Bay Canopy - PVC coated polyester material
Trolley Park - Clear colourless acrylic in powder coated metal frame

Roof - description:

Description of *existing* materials and finishes:

Shop - profiled metal cladding

Description of *proposed* materials and finishes:

Shop - profiled metal cladding (unaltered)
Loading Bay Canopy - PVC coated polyester material
Trolley Park - Clear colourless acrylic in powder coated metal frame

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Brindle block paviors

Description of *proposed* materials and finishes:

Brindle block paviors reconfigured to form additional pavement area

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Drawings 1045-0112,3,4 & 5

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	17	16	-1
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	6	6
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [ ] Package treatment plant [ ] Unknown [ ]

Septic tank [ ] Cess pit [ ]

Other

Not applicable to application

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

[ ] Sustainable drainage system [X] Main sewer [ ] Pond/lake

[ ] Soakaway [ ] Existing watercourse

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

b) Designated sites, important habitats or other biodiversity features

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

c) Features of geological conservation importance

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

14. Existing Use

Please describe the current use of the site:

Retail Warehouse

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

17. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ○ Yes ◉ No

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	21	36	0
Proposed employees	21	36	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
A1	09:00:00	20:00:00	09:00:00	18:00:00	10:30:00	16:30:00	☐

21. Site Area

What is the site area? 00.34 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Sale of retail goods

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

Can the site be seen from a public road, public footpath, bridleway or other public land? (•) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

(•) The agent ( ) The applicant ( ) Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Notice recipient				Date notice served
Name	Stadium			
Number:		Suffix:		
Street:	c/o Mt M Beddow, Anderson Harkins Ltd, 53 Birkenhead Road			
Locality:	Hoylake			29/11/2010
Town:	Wirral			
Postcode:	CH47 5AF			

Title: Mr First name: Roger Surname: Harrison

Person role: Agent Declaration date: 29/11/2010 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. (•)

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ( )

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Roger Surname: Harrison

Person role: Agent Declaration date: 29/11/2010 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 29/11/2010

Dunelm Mill, Barnsley Retail Park, Wombwell Lane, Barnsley, S70 3NS
Addition of a service area canopy and relocation of trolley park for the Existing Retail Unit

DESIGN SUPPORT STATEMENT

On behalf of Dunelm Mill

Roger Harrison Architecture
November 2010

This Design Support Statement forms part of the detailed Planning Application, submitted by Roger Harrison Architecture on behalf of Dunelm Mill, the retail tenant on the site in connection with alterations to the existing building identified as Dunelm Mill, Barnsley Retail Park, Wombwell Lane, Barnsley, S70 3NS.

This Statement seeks to explain how the scheme design has evolved in respect of the following matters:-

- The Existing Site
- The Proposed Alterations
- Building Envelope Treatment
- Parking, Highways and Access
- Flood risk
- Trees
- Refuse Provision

The drawings and documents to which this statement and the planning application relate list as follows:-

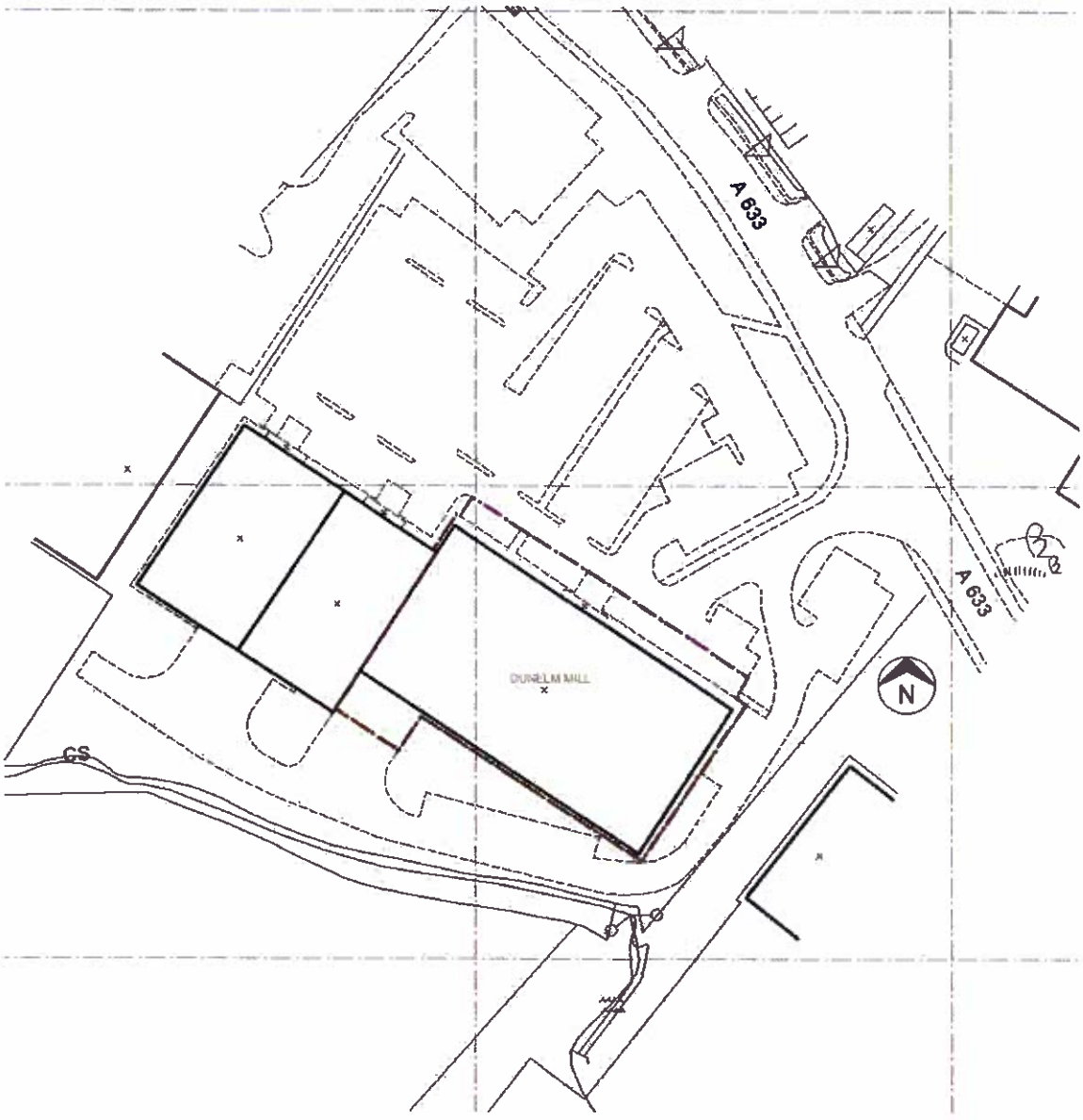
- RHA1045-0100 - site location
- RHA1045-0101 - Site Plan As Existing
- RHA1045-0102 - Ground Floor Plan As Existing
- RHA1045-0103 - Mezzanine Plan As Existing
- RHA1045-0104 - Roof Plan As Existing
- RHA1035-0105 - Elevations As Existing
- RHA1045-0109 - Photos

- RHA1035-0111 - block plan
- RHA1035-0112 - Ground Floor Plan As Proposed
- RHA1035-0113 - Mezzanine Plan As Proposed
- RHA1045-0114 - Roof Plan As Existing
- RHA1035-0115 - Elevations As Proposed

1 The existing site

The site for the proposal is the existing Dunelm shop situated in the Barnsley Retail Park to the south side of Wombwell Lane (A633).

The existing large retail unit is adjacent to attached retail units completed as part of the same original scheme. Set well back from the road, the unit faces onto Wombwell Lane, with a substantial parking area in front of the retail units accessed off the A633.



The site is the directly in front of the of the entrance to the retail park, with vehicle access to the customer forecourt parking area immediately adjacent to the unit. The service / delivery yard to the rear of the retail units is accessed off the main road into the retail park, directing delivery lorries around the back of the Dunelm shop to the secure delivery area.

The building is rectilinear with a red coloured multi brick plinth to around 2.4m height and silver coloured profiled metal cladding above with dark green trims. The main

entrance to the building is via a glazed shopfront in the centre of the main elevation (facing the road and car park), giving direct access to the customer parking area.

Deliveries are currently to a loading bay roller shutter at the rear of the building accessed directly from secure service yard.

2 Proposed Alterations

The proposed alterations have two elements. Firstly the addition of a retractable metal framed fabric covered canopy to the rear elevation in order to provide weather

protection to goods being unloaded through the existing roller shutter and a wind break to reduce the effects of inclement weather on stock and staff during the loading / unloading of delivery vehicles.

The second proposed alteration is to the trolley parking facilities for the unit. The current arrangement has the trolley shelter situated in two parking spaces within the main body of the car parking area (across the main vehicular route into the retail park from the shop). The proposal is to install a new trolley shelter on a widened pedestrian refuge area immediately outside the shop doors. The subsequent loss of two parking spaces in front of the shop to create the extra pedestrian area being regained in the main parking area by the removal of the existing trolley shelter.

3 Building Envelope

The scheme proposes to add a fabric covered canopy to the rear elevation and retain the remainder of the existing external building envelope.

4 Parking, Highways and Access

The site for the retractable canopy is the existing delivery area for the shop and so parking should not be affected by the proposal. The canopy is sufficiently tall for a lorry to back under it for unloading.

The additional pedestrian refuge area immediately outside the doors to the shop will reduce the level of parking immediately outside the shop, but will allow two existing spaces given over to a trolley park to be returned to parking use.

The proposal for the building does not alter the pedestrian access to or into the building and does not change the equality of access to both employees and customers regardless of ability.

5 Flood Risk

The site is identified by the Environment Agency flood maps as not being at risk of flooding.

6 Trees

The site has no trees or hedges that are not likely to be affected by the proposed development.

7 Refuse Provision

The refuse storage and collection for the building is not changed by the proposed scheme.