

Head of Planning
Barnsley Metropolitan Borough Council
Development Management
Town Hall
Church Street
Barnsley
S70 2TA

27 February 2014
Our ref: C- 0217253

Dear Sirs,

ASDA Store, 5 High Street, Goldthorpe, S63 9NQ

Variation of Condition 13 to Extend Store Delivery Hours

Please find enclosed an Application submitted on behalf of our client ASDA Stores Limited (ASDA), under Section 73A of the Town and Country Planning Act 1990 (as amended).

Planning Permission was granted on Appeal (Ref: 2010/1043) for the extension to existing supermarket, formation of a servicing and delivery area and alterations to the layout of the existing car park on 14 October 2010.

This Application is to vary Condition 13 attached to Appeal Ref: 2010/1043 relating to the permitted delivery hours at the ASDA Store, 5 High Street, Goldthorpe.

Condition 13 of Appeal Ref: 2010/1043 states:

“Deliveries shall be only take place between the hours of 0800 & 1800 Monday to Friday and 0900 & 1400 on Saturdays and at no time on Sundays or Bank Holidays.”

As part of ASDA's continual commitment to improve its service, it seeks to ensure that its stores can operate efficiently and effectively whilst providing the services and facilities that are requested by its customers.

This Application seeks permission to vary Condition 13 as follows:

“Deliveries shall be only take place between the hours of 0600 & 1900 Monday to Saturdays and

between 0700 and 1800 on Sundays and Bank Holidays.”

The ASDA Business Strategy is centred on its mission, purpose and values, which guide it as it works to make its business even better, benefiting its customers through the operation of its customer pledges, to provide the customer with a service and facility they require.

ASDA is seeking to ensure that all ASDA Stores can operate efficiently and effectively, and provide the services and facilities that are demanded by its customers in a safe environment.

ASDA has identified a need to vary the delivery hours in the case of this particular store in order to satisfy customer demand operational requirements. In doing so, ASDA is mindful of the need to ensure that local amenity is appropriately protected and the proposed opening hours have been set in that context as detailed below.

Delivery Arrangements

Delivery vehicles are required to access and egress the site via the access from High Street to the north east of the Store. The delivery vehicles will enter the Store car park and drive to the servicing area behind the store to the west. High Street is home to a number of retail units.

In seeking this amendment to the current permitted delivery arrangements, ASDA is mindful of the need to ensure that local amenity is appropriately protected and the proposed delivery hours have been set in that context.

The following delivery procedures are to be implemented by ASDA colleagues to seek to mitigate against any potential noise impact of the proposed alternative delivery hours:

- Unloading / loading vehicles efficiently;
- Not leaving the delivery vehicle engine running unnecessarily;
- Not shouting to other colleagues outside of the store.

ASDA provides a ‘Store Delivery Information Card’ for each of its stores. This card outlines access routes and unloading arrangements required for each Store and is provided to drivers accessing the Site to ensure that they fully comply with any formally agreed delivery arrangements. A Store Delivery Information Card is to be produced for the ASDA Store Goldthorpe which will set out the new delivery arrangements proposed under this application and be issued to all ASDA delivery drivers before visiting the Store.

Planning Policy Compliance

The Application Proposal will not materially impact upon the amenity of residents in the surrounding area and will not compromise the relationship between environmental quality and levels of economic activity. It is not considered that the proposal will adversely affect the amenity of the occupiers of adjoining residential properties, in accordance with Saved Policy H8B of the Barnsley Unitary Development Plan.

It should be noted that Saved Policy S1 of the UDP aims to improve, and ensure the future of, an existing supermarket in Goldthorpe by creating more internal shopping space, a defined servicing and delivery area and a more user friendly car parking area.

The Proposal accords with National Planning Policy Framework Paragraph 123 which states that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development, and to mitigate and reduce to a minimum other adverse impacts on health and quality of life arising from noise from new development.

We enclose the relevant Application documents including the completed Application Forms and Certificates together with the Location Plan and a copy of the relevant Decision Notice to which Condition 13 relates (Ref: 2010/1043). Payment for this application will be made online via the Planning Portal.

We would be grateful if you could notify us of validation of the Application by contacting my colleague Anneka Perry (0113 292 1122).

We trust that you have all the information you require to determine the Application favourably.

Yours sincerely

A handwritten signature in grey ink, appearing to read 'Alex McCallion', with a long horizontal line extending to the right.

Alexander McCallion
For Deloitte LLP