

St Andrews Castle 33 St Andrews Street South Bury St Edmunds IP33 3PH

Barnsley Metropolitan Borough Council

Via Planning Portal

Our Ref: 257/950/Opt2

09/01/2024

Dear Sirs,

McDonald's Restaurants Ltd, Wombwell Lane, Stairfoot, Barnsley, S70 3NT

Please find attached an application for (Option 2 - alternative scheme with minor changes to approved 2023/0575) - Alterations to elevations to include extensions totalling 66.5 sqm, with a new shopfront, extended roof line, new entrance lobby and replacement drive thru booths. Reconfiguration of the Back of House areas with an extended corral. **Replacement retaining wall, relocated electricity kiosk, additional parking bay and newly laid patio area with 3 no. Cycle racks and associated works to the site.**

Within the description above, the revisions to the scheme have been included in bold and all other works were previously approved under application 2023/0575 on 17th October 2023.

During the review on site, it became clear that the retaining wall was in a poor condition and thus needed replacement. To enable the sheet piling to be installed, a rig would be required and the access was only possible via the patio area and so this area needed to be reconstructed and led to the loss of two trees to allow access. It was also noted that additional staff parking could be located at the north of the site, which has led to the loss of another tree in that area.

During the original application, there were various measures taken to protect these trees and thus a full Arboriculture Report has been included to support the application. The report includes mitigation measures and a landscape plan has been instructed to submit during the application process.

Our client is keen to progress with the retaining wall as soon as possible and look forward to working with your authority to ensure that we can progress with the development and ensure that adequate mitigation has been secured.

If you have any queries relating to this application, please do not hesitate to contact us.

Yours faithfully,

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Sarah Carpenter

A black rectangular redaction box covering the contact information.