Application for Planning Permission.
Town and Country Planning Act 1990

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

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Roger | Surname: Wheeldon

Company name: Peel Property (Investments) Limited

Street address: Peel Dome
The Trafford Centre

Town/City: Manchester
County: Greater Manchester
Country: United Kingdom
Postcode: M17 8PL

	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: Miss | First Name: Danielle | Surname: Landrum

Company name: Bate and Taylor Architects

Street address: Bate and Taylor Architects
Macintosh House
4a Cambridge Street

Town/City: Manchester
County: Greater Manchester (Met County)
Country: United Kingdom
Postcode: M15GG

	Country Code	National Number	Extension Number
Telephone number:		0161 236 0999	
Mobile number:			
Fax number:			

Email address: danielle@bate-taylor.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Additional outside display / sales area for Unit 2 to land adjacent to Dryden Road, including erection of new fences / walls to perimeter and alterations to gable elevations.

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: Unit 2, The Range

Street address: Dryden Road

Town/City: Barnsley

County: Barnsley

Postcode: S71 1JE

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

Easting: 435149

Northing: 406900

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Kieron Surname: Dunn

Reference: 2012/0146

Date (DD/MM/YYYY): 10/04/2012 (Must be pre-application submission)

Details of the pre-application advice received:

Application has been previously submitted and was approved for the proposed additional outside display / sales area adjacent to Dryden Road, including erection of new fences / walls to perimeter and alterations to gable elevations.

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

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):

Doors - description:

Description of *existing* materials and finishes:

P.P.C steel framed, solid door.

Description of *proposed* materials and finishes:

P.P.C aluminium framed, glazed entrance doors / screens colour to approval.

9. (Materials continued)

Boundary treatments - description:

Description of *existing* materials and finishes:

Rear elevation includes galvanised palisade fencing.
Fence between Units 2 & 3 - Facing brick dwarf wall with intermediate brick piers and powder coated mesh fence panels in between all with PC concrete copings.

Description of *proposed* materials and finishes:

The perimeter of the additional outside display / sales area will generally be formed in a facing brick and concrete retaining wall, intermediate brick piers and powder coated mesh fence panels in between all with PC concrete copings, a style similar to that currently in use on site at the units existing facility.
The rear elements will consist of galvanised fencing above a concrete wall at low level, to match existing rear elevation.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Existing landscaping

Description of *proposed* materials and finishes:

Following removal of landscaping a new external concrete slab will be provided. Due to the change in level to Dryden Road this slab will need to be at a reduced level to suit the Units' finished floor level, the requirement of external storage racking, a connection to the rear loading yard and DDA.

Lighting - add description

Description of *existing* materials and finishes:

Lighting columns and building column luminaires

Description of *proposed* materials and finishes:

The additional outside display / sales area will be lit by lighting columns and building column luminaires at the same level of luminance as the existing outside display / sales area.

Others - description:

Type of other material: Canopy

Description of *existing* materials and finishes:

Steel framed P.P.C canopy to existing outside display / sales area

Description of *proposed* materials and finishes:

Existing canopy will be relocated to the additional outside display / sales area, modified to suit the proposal.

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:

MH733-100 Existing Site Plan
MH733-101 Existing Floor Plan
MH733-102 Existing Elevations
MH733-103 Proposed Site Plan
MH733-104 Proposed Floor Plan
MH733-105 Proposed Elevations
MH733-106 Proposed Garden Centre Wall Details
Design & Access Statement 01 02 12

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	0	0	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
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

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
- ☐ 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:

The Range Retail Outlet

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 design, demolition and 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	0	0	0
Proposed employees	0	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) 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	20:00:00	10:30:00	16:30:00	☐

21. Site Area

What is the site area? 5,230 sq.metres

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:

N/A

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

23. Hazardous Substances

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

24. Site Visit

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 A)

Certificate of Ownership - Certificate A

Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant 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 to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding *("agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act).*

Title: Miss First name: Danielle Surname: Landrum

Person role: Agent Declaration date: 06/05/2015 ☒ 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. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 06/05/2015