STATEMENT IN SUPPORT OF PLANNING APPLICATION for VEHICULAR STORAGE on LAND off BLACKER LANE, MAPPLEWELL, DALE

INTRODUCTION

The site is situated some 4 kilometers to the North West of Barnsley Town Centre, and is accessed off a track off Blacker Road (C783) adjacent to Staincross Methodist Chapel. The site is approximately 0.19 Hectares in area and its location is shown on the 1/1250th scale OS map extract enclosed with this application.

The land has had the benefit of a temporary planning approval for use as a vehicle storage area, and this application is to render this usage permanent. The temporary approval was given on the 24th July, 2008 for a twelve month period under application reference number 2008/0851.

GENERAL STATEMENT

The development has proven to be beneficial to the amenity and employment opportunities in the area, which vastly outweigh it returning to an undeveloped and unkempt condition as it was before development into this facility. The land is surrounded by commercial units to the north and south, by Staincross Methodist Chapel to the west and is visible from a maximum of 4 residential properties to the east.

The use of the land is as an existing facility for the short term storage of light vehicles damaged in road traffic accidents and recovered stolen vehicles undertaken mainly on behalf of South Yorkshire Police. This use supplements the existing recovery business at 55a Blacker Road, Mapplewell. This local business has operated for 21 years from this current location, which has become overcrowded due to its ongoing success. This has therefore resulting in increased vehicle movements within the site boundary at 55a Blacker Road. It was considered to be beneficial to move the storage part of the existing business to this new site which has a better access and egress, and this has proven to be the case.

Negotiations have been successfully completed to provide a 24-hour recovery service to South Yorkshire Police who require a secure facility to be available for vehicle storage at all times during a 24 hour period.

PARKING and ACCESS STATEMENT

Parking of vehicles is on a temporary basis for a fluctuating number of vehicles and durations. The numbers of vehicles is dependent on road accidents or other incidents in any specific period. Typically 4 vehicle movements in and out of the site occur daily between 08:00 and 18:00 hrs. Between 18:00 and 08:00 hours a maximum of 6 vehicle movements occur weekly as required by the aforementioned temporary approval. Records are available for inspection by the Local Planning Authority to demonstrate that this condition has been met if required, and this condition will continue to be satisfied if permanent approval is granted.

Vehicles are not repaired on this compound facility, which is for storage of damaged/stolen light vehicles only, together with up to four 10 tonne recovery vehicles used for these recovery operations. The recovered vehicles are kept only until inspected by either the Insurance assessors or the Police and are then released, with removal to a registered disposal facility or to a motor garage for repair.

Vehicles used to deliver and remove vehicles from in the compound are limited to 10 tonnes in weight, with no HGV recovery vehicles moving around or stored on the site. This is to ensure the existing access shown on the plans is suitable for the type and number of vehicles used in this part of the business. Traffic calming measures already exist in Blacker Road either side of the site entrance, which assist with the slowing of traffic and so ensure the safe access and egress of recovery vehicles into the compound area.

Sight lines exceed current highways requirements with visibility splays 3 metres wide x 50 metres long in both directions along Blacker Road.

DRAINAGE

The existing surface has been paved with recycled road planings. This is a porous but firm-running surface which keeps the area drained through infiltration of rainfall into the substrata. No formal drainage system is required which reduces the impact on or chance to overload the existing drainage system in the area. During recent heavy rainfall events, including prolonged and concentrated summer thunder storms, the surface has proved well capable to cater for the flows generated and there has been no outflow from the site or flooding onto adjacent land.

The removal of fluids from damaged vehicles is undertaken in the applicant's specialist facility at the existing premises at 55a Blacker Road. This means that all vehicles stored at the new facility have had potential pollutants removed before being introduced to the site, which removes completely the chance of pollution damage to the local environment and substrata.

BOUNDARIES

The boundary to the site is an existing 2.200 metre high concrete block/brick/natural stone retaining wall with a security wire fencing at the top to prevent unauthorized access. The access track is paved in tarmacadam and is bounded by natural sandstone walls. The gate is a silent electrically powered steel sliding gate 3.000 metres high actuated from the approaching vehicle. This is to prevent vehicle and compound doors being opened and closed on vehicles late at night and so prevent disturbance of local residents.

SUSTAINABLILTY

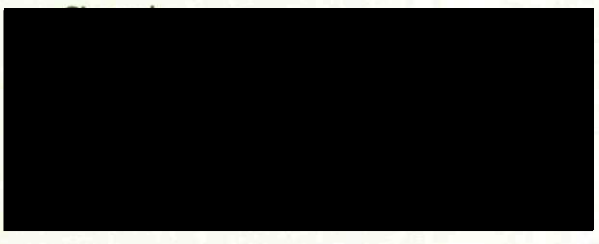
The compound has been paved with recycled materials to reduce the impact on the environment.

Vehicles are emptied of all leaking fluids before transportation into the storage compound to prevent leakage of contaminants onto the porous paved surface resulting in the possible contamination of the surrounding ground.

2 number 500 watt lamps units are fixed on a mast in the location shown together with a security CCTV system, supplemented by a guard patrol. These lights will only be illuminated during hours when transporters are delivering vehicles for storage, to limit it as a source of pollution to neighbouring properties.

During the last twelve month operating period, no complaints from neighbouring domestic properties or businesses have been received by the applicant, The applicant will continue to have full consideration and respect the rights of the adjacent property owners to privacy and minimal disruption to their right to enjoy a satisfying and peaceful lifestyle..

The proposal has relieved the pressure on the existing facility at 55a Blacker Road to what is considered to be a more suitable location.



On behalf of Mr. Roy Needham

Date: 16/07/2009