

For assistance in completing this form, please contact:

Wakefield Council, Planning Services, Development Control, Wakefield One,

PO Box 700, Burton Street, Wakefield, WF1 2EB

Email: devcontrol@wakefield.gov.uk Phone: 0345 8 506 506

This form can also be completed online at www.planningportal.gov.ukOnce submitted, applications can be monitored at: <http://planning.wakefield.gov.uk/publicaccess>

**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:		First Name:		Surname:	c/o Agent
Company name:	Sandal Property Company Limited				
Street address:	c/o Agent				
		Telephone number:			
		Mobile number:			
Town/City:		Fax number:			
Country:		Email address:			
Postcode:					
Are you an agent acting on behalf of the applicant? ☐ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Jeremy	Surname:	Williams
Company name:	ID Planning				
Street address:	Atlas House				
	21 King Street				
		Telephone number:	0113-243-6116		
		Mobile number:			
Town/City:	Leeds	Fax number:			
Country:	United Kingdom	Email address:			
Postcode:	LS1 2JL	jeremy.williams@idplanning.co.uk			

3. Description of the Proposal

Please describe the proposed development including any change of use:

Hybrid Application: Full planning application for food retail unit (Class A1), provision of access, customer parking and associated works. Outline planning application for the erection of two non-food units (Class A1), retail unit (Class A1, A3 & A5) and one unit (Class A3 & A5), provision of access and associated works.

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:			
Street address:	Asdale Road		
Town/City:	Wakefield		
Postcode:			

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

Easting:	433187
Northing:	417238

Description:

Land to the north of Asda superstore and associated district centre uses off Asdale Road, Wakefield

5. Pre-application AdviceHas 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:	Ms	First name:	Julie
		Surname:	Greenfield
Reference:			
Date (DD/MM/YYYY):		(Must be pre-application submission)	
Details of the pre-application advice received:			
Very early discussions with Development Management and Planning Policy regarding proposals for the site.			

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
If Yes, please provide details:	
Operators would store and collect waste in line with their national approach.	
Have arrangements been made for the separate storage and collection of recyclable waste?	☒ Yes ☐ No
If Yes, please provide details:	
Operators would deal with the separate storage and collection of recyclable waste in line with national company policy	

Planning Portal Reference : PP-05044629

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).

Boundary Treatments - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

see Proposed Site Plan 1410-100(P) F

Doors - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

see M&S Elevations 1410-102(P) B

Lighting - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

To be subject of condition

Roof - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

see M&S Elevations 1410-102(P) B and
1410-101(P) B**Vehicle Access - description:**

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

see Proposed Site Plan 1410-100(P) F for general site arrangement and 1410-105(P) A for M&S Site Plan

Walls - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

See submitted M&S Elevations 1410-102(P) B

Windows - description:

Description of existing materials and finishes:

N/A

Description of proposed materials and finishes:

see M&S Elevations 1410-102(P) B

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.

See cover letter with application which lists all supporting documentation

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	173	173

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐
 Septic tank ☐ Cass pit ☐ Other ☐

Are you proposing to connect to the existing drainage system? ☒ Yes ☐ No ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Details provided in submitted Drainage Statement

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:

undeveloped land

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

undeveloped land

When did this use end (if known) (DD/MM/YYYY)?

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

Market Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsite/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live Work Units					
Sheltered Housing					
Unknown					

Proposed Market Housing Total

Market Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsite/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live Work Units					
Sheltered Housing					
Unknown					

Existing Market Housing Total

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsite/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsite/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					

17. Residential Units

Social Rented Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Social Housing Total

Intermediate Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Intermediate Housing Total

Key Worker Housing - Proposed					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Proposed Key Worker Housing Total

Social Rented Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Social Housing Total

Intermediate Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Intermediate Housing Total

Key Worker Housing - Existing					
	Number of bedrooms				
	1	2	3	4+	Unknown
Bedsits/Studios					
Cluster Flats					
Flats/Maisonettes					
Houses					
Live-Work Units					
Sheltered Housing					
Unknown					

Existing Key Worker Housing Total

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

Use Class/type of use	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Not Tradable Area	0	0	2,271	2,271
A3 - Restaurants and cafes	0	0	93	93
Totals	0	0	2,364	2,364

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class/types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

19. Employment

	Full-time	Part-time	Equivalent number of full-time
Existing employees			0
Proposed employees			31

20. Hours of Opening

If known, please state the hours of opening (e.g. 1530) for each non-residential use proposed:

Use	Monday to Friday		Saturday		Sunday and Bank Holidays		Not Known
	Start Time	End Time	Start Time	End Time	Start Time	End Time	
A1							☒
A3							☒

21. Site Area

What is the site area?

2.25 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:

N/A

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal?

☐ Yes ☒ No

A. Toxic substances

Amount held on site

Tonne(s)

B. Highly reactive/explosive substances

Amount held on site

Tonne(s)

C. Flammable substances (unless specifically named in parts A and B)

Amount held on site

Tonne(s)

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 B)

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

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) and/or agricultural tenant ("agricultural tenant" has the meaning given in section 65(3) of the Town and Country Planning Act 1990) of any part of the land or building to which this application relates

Owner/Agricultural Tenant	Date notice served
Name: Sandal Castle Properties Ltd Number: Suffix: House name: Street: Sandal Business Centre Locality: Asdale Road Town: Wakefield Postcode: WF2 7JE	24/05/2016
Name: BPX Group Limited Number: 124 Suffix: House name: Street: Ross Walk Locality: Town: Leicester Postcode: LE4 5HA	24/05/2016
Name: The Manager, Aldi Stores Number: Suffix: House name: Street: Asdale Road Locality: Sandal Town: Wakefield Postcode: WF2 7JE	24/05/2016
Name: BPX Group Limited (Wakefield) Number: Suffix: House name: Exeter House Street: Sandal Castle Centre Locality: Asdale Road, Sandal Town: Wakefield Postcode: WF2 7JE	24/05/2016

Title: Mr **First name:** Jeremy **Surname:** Williams
Person role: AGENT **Declaration date:** 24/05/2016 ☒ 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 24/05/2016