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CERTIFICATE OF PROPOSED DEVELOPMENT:

CREATION OF NEW HARDSTANDING

Pen Hill Estate
Park Spring Road
Barnsley
S72 7EZ

On behalf of The Symphony Group Plc

May 2015

INTRODUCTION

We act on behalf of The Symphony Group Plc and have been instructed to submit an application for a certificate of proposed development for the creation of a new hardstanding at the company's headquarters at Pen Hill Estate, Park Spring Road, Barnsley. This is for the avoidance of doubt in the future regarding the lawfulness for the additional hardstanding.

THE SITE AND PROPOSALS

The Symphony Group Plc has operated from their purpose built site at Barnsley since 2008. From Barnsley the company's activities include manufacturing and distribution of products and the marketing suite which displays the range of Symphony products.

Our client operates a successful business and to complement the manufacturing and distribution of products onsite there is a need for two additional areas of new concreted hardstanding to allow for parking of HGV, associated trailers and cars within the curtilage of the site.

This application seeks the issuing of a certificate that the proposed hardstanding falls under permitted development within the Town and Country Planning (General Permitted Development) (England) Order 2015, Part 7, Class J.

In this instance the proposal is for a new area of hardstanding therefore Part 8, Class C (a) is most relevant which states that development is permitted subject to it being;

- a) *The provision of a hard surface within the curtilage of an industrial building or warehouse to be used for the purpose of the undertaking concerned;*

Development is permitted subject to the following conditions –

- a) *Where there is a risk of groundwater contamination the hard surface shall not be made of porous materials;*
- b) *In all other cases, either –*
 - i) *the hard surface shall be made of porous materials, or*
 - ii) *provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the industrial building or warehouse.*

PLANNING CONSIDERATIONS

The planning history for this site is fairly extensive however from our research there is no reference to removal of permitted development rights on any of the previous planning permissions. The activity that takes place on site is B2 (General Industrial) and B8 (Storage and Distribution) Use Class as per the grant of previous planning permissions. The site is not within the curtilage of a Listed Building and therefore the site benefits from full Permitted Development Rights.

The proposal is clearly within the existing curtilage of our clients large site at Pen Hill Estate. Previous planning applications have identified the extent of the curtilage of this site, which includes the area subject to this application, please see attached a site plan in appendix 01. The use of the

hardstanding will also be for the undertaking of business activities that currently take place on site. This satisfies Part 7 Class J (a).

Area 1

Given the nature of the large HGV and associated trailers that will be parked on this area of hardstanding it is proposed to surface the area with concrete. The construction will comprise of a minimum 200mm of Grade RC40 air-entrained concrete with A193 central mesh reinforcement, with a light brushed surface with trowelled margins, to match the existing hardstanding on site. The sub surface will consist of a 1200 gauge slip membrane with 150mm of compacted DOT type 1 sub-base.

The concrete surface (Area 1) proposed is non porous and in order to satisfy the criteria of Part 7, Class J the surface water runoff will be directed to a slot drain running across the yard, into an interceptor which in turn then feeds into the sites existing drainage network which is within the curtilage of the site.

Area 2

This area of hardstanding will be tarmacked and the construction of this will consist of; 40mm dense bit wearing course, 60mm dense bit base course with 150mm DOT type 1 sub-base.

The tarmac surface (Area 2) proposed is non porous and in order to satisfy the criteria of Part 7, Class J the surface water runoff will be directed to a slot drain running across the yard which in turn then feeds into the sites existing drainage network which is within the curtilage of the site.

In 2014 a similar area of hardstanding was confirmed to fall under Permitted Development Rights (LPA Ref – 2014/0456) we are of the opinion that the same can be said for the proposals before the Council as part of this application.

CONCLUSIONS

The proposal is to create two new areas of hardstanding within the curtilage of our clients manufacturing, warehouse and distribution site at Barnsley. The site benefits from unrestricted permitted development rights and is not within the curtilage of a listed building.

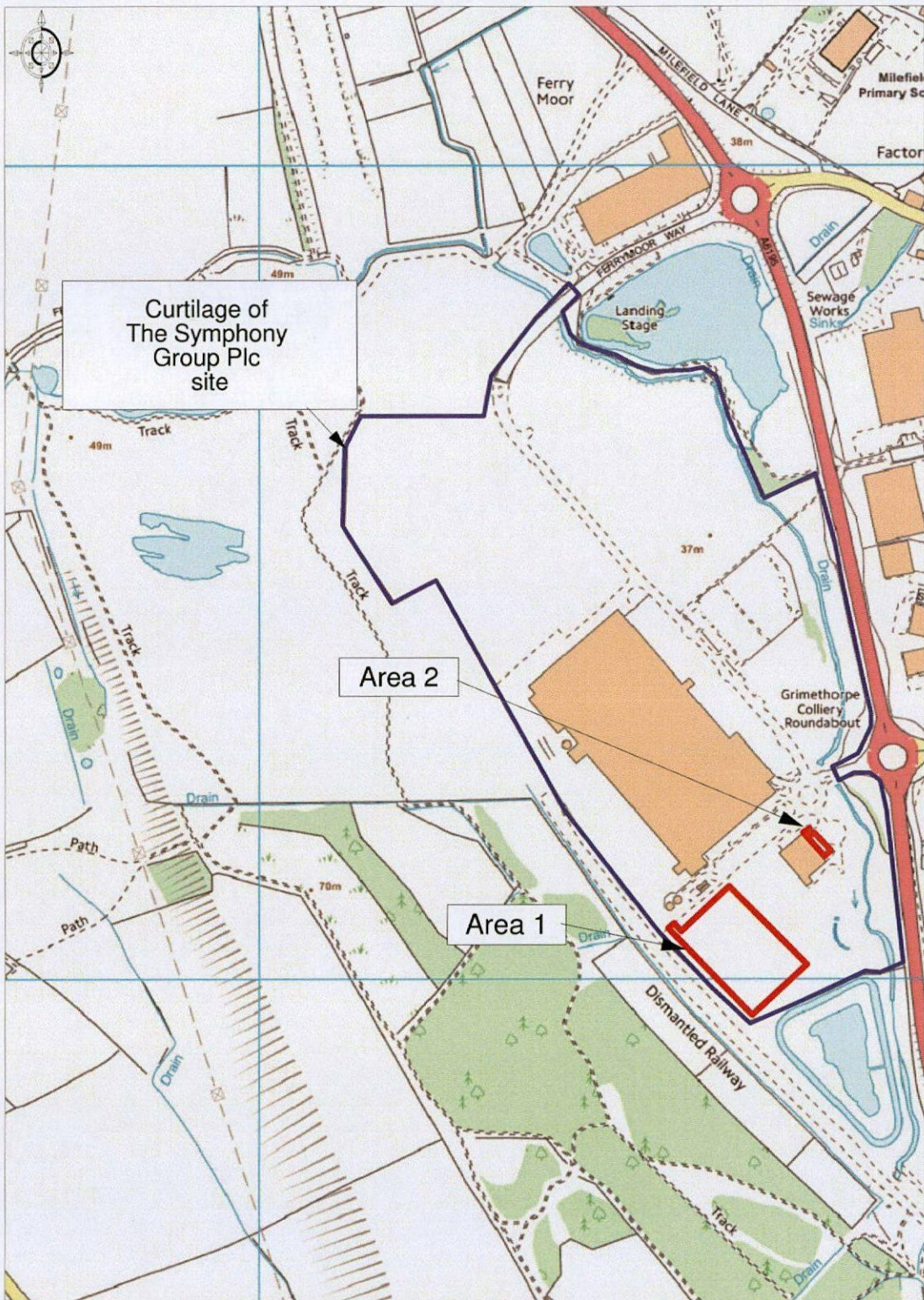
The heavy nature of the use has resulted in a hard non porous surface being proposed, concrete, whereby the surface water drainage will be dealt with by installing a slot drain, feeding into an interceptor which will link to the existing drainage system on site within the associated curtilage.

It is our opinion, that the proposal falls within Part 7 Class J (a) of the Town and Country Planning (General Permitted Development) (England) Order 2015. For the avoidance of doubt in the future we have applied for a certificate of proposed lawful development for the area of new hardstanding. It is clear that this proposal is permitted development and therefore we can see no reason why a certificate cannot be issued by the Council for this development.

Carter Jonas LLP
May 2015

Appendix 01:

Plan showing the extent of Curtilage at Pen Hill Estate, Park Spring Road, Barnsley

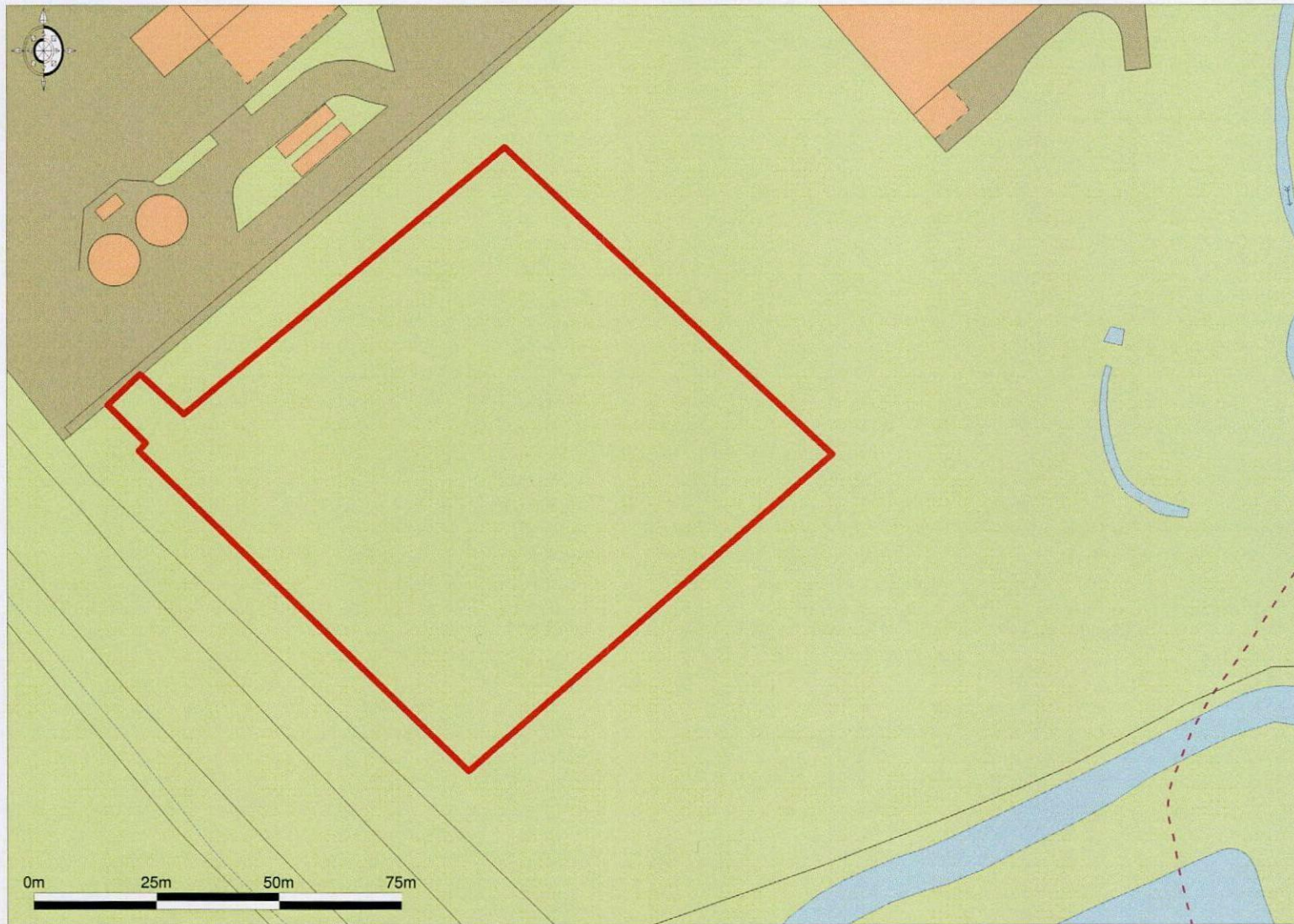


Curtilage of
The Symphony
Group Plc
site

Area 2

Area 1

Appendix 02:
Location Plan

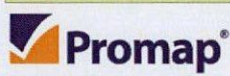
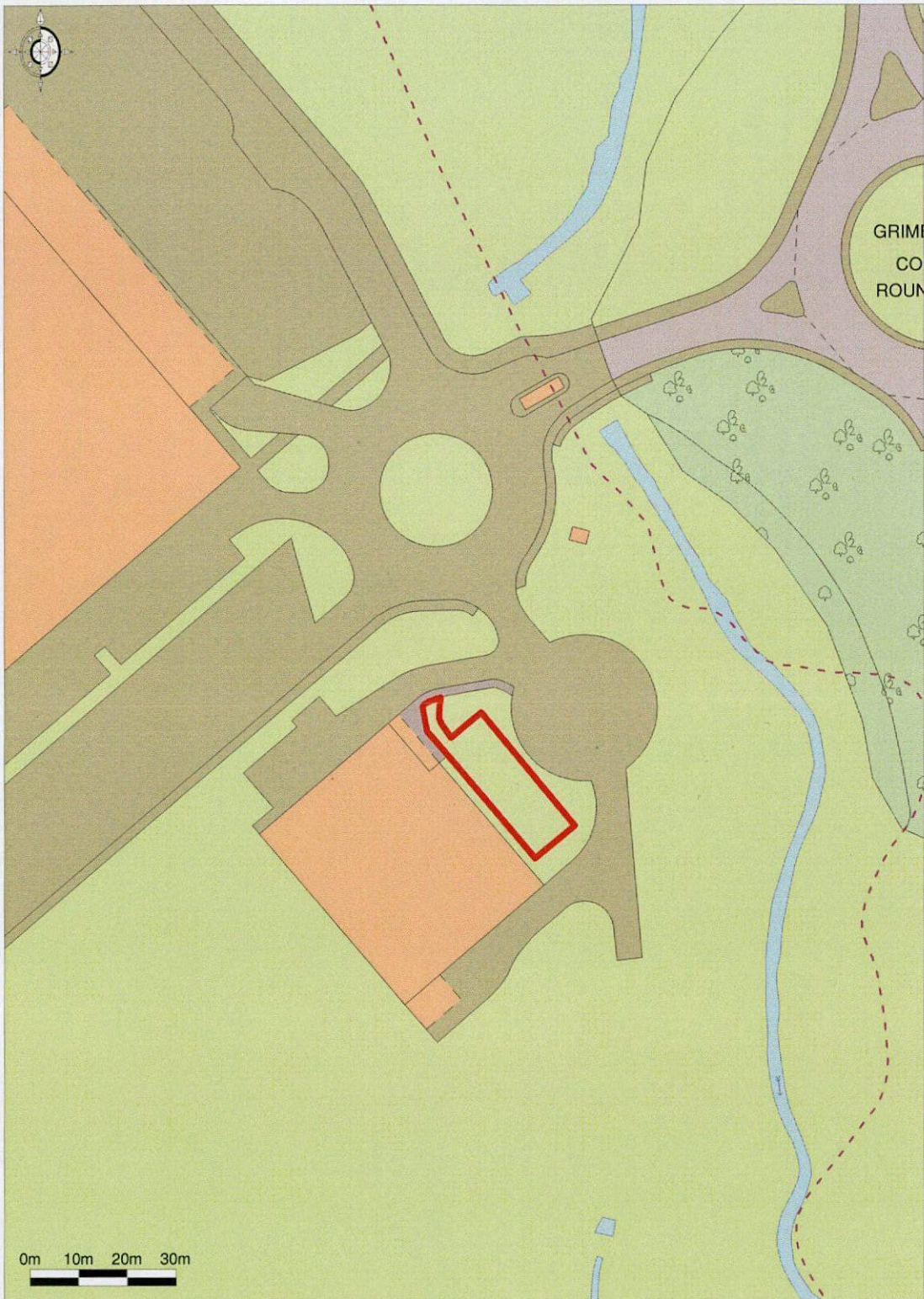


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Location Plan
Area 1

Carter Jonas



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Location Plan
Area 2

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