

Planning and Transportation Service
Development Management
Barnsley Metropolitan Borough Council
PO BOX 604
Barnsley
South Yorkshire
S70 9FF



£10010.00
011832
Aldi Stores LTD

08 November 2016

Our Ref: 14/2313

Dear Sir/Madam

Full Planning Application for the Erection of Retail Unit (Use Class A1) with car parking, landscaping and associated works at Land east of Old Mill Lane, Barnsley

On behalf of our clients Aldi Stores Ltd and Barnsley Developments Ltd, Planning Potential have been instructed to submit a full planning application for the above development at Land east of Old Mill Lane, Barnsley. This application has been submitted via Planning Portal under reference PP-05539787 on 08 November 2016.

This application proposes the erection of a retail unit (Use Class A1) of 1,765 sqm GIA/ 1,822 sqm GEA with associated car parking of 93 spaces (including 6 disabled and 6 parent and child) and 10 cycle spaces.

The site is a sustainable and accessible location within the built fabric of Barnsley, occupying a gateway location on a main arterial route into the Town Centre, where commercial uses dominate. The site has been cleared and was once used by a national gas operator (Transco) as a depot and is therefore an established commercial brownfield site, where the principal of commercial uses is already recognised. The proposals represent a viable and deliverable opportunity for the regeneration of the site including significant landscape and streetscape improvements along a main route in and out of the Town Centre. The proposals will also bring significant investment into the local economy and deliver approximately 40 new job opportunities.

A pre-application meeting was held with Barnsley Metropolitan Borough Council's Officers in January 2015 in advance of the planning application submission. During this meeting the principle of the development was discussed, along with planning history, planning policy, design, layout and highways issues.

Community Consultation

The applicants have undertaken a community consultation exercise, the proposals have been endorsed by the local community with nearly 90% of respondents supporting the proposals. We have offered to meet the Ward Councillors and have kept them up to date with progress.

Directors
Helen Cuthbert | Stuart Slatter | Claire Temple
Associate Director
Alastair Close

Consultants
Caroline Dawson | Dan Templeton
Associates
Rob Scadding | Katie Turvey | Heather Vickers | Alan Williams | Nick Willock

Application Package

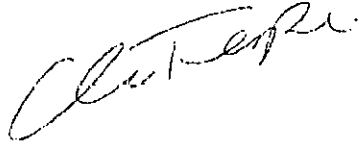
As part of the planning submission, the following documents have been submitted via Planning Portal today:

- Proposed Architectural Plans produced by The Harris Partnership;
 - 1210-50 Location Plan;
 - 1210-100 Proposed Site Layout;
 - 1210-101 Proposed GA Layout;
 - 1210-102 Proposed Elevations;
 - 1210-103 Proposed Sections;
 - 1210-104 Proposed Roof A1;
 - 1210 CGI01A 02A;
 - 1210 L01A Landscaping Plan;
 - 1210 V102 Coloured Elevation;
 - 1210 V100 Coloured Site Plan;
 - 12111-723 (1) Topographical Survey;
 - 12111-723 (2) Topographical Survey;
- Design, Access, Site Waste Management and Sustainability Report produced by The Harris Partnership;
- Landscaping Details produced by Vector (V1210 LO1);
- Planning and Retail Statement produced by Planning Potential;
- Statement of Community Involvement produced by Planning Potential;
- Phase I Geo-Environmental Assessment produced by 3E;
- Phase II Geo-Environmental Assessment produced by 3E;
- Flood Risk Assessment and Drainage Statement produced by 3E;
- Transport Assessment produced by Exigo Project Solutions;
- Travel Plan produced by Exigo Project Solutions;
- Air Quality Assessment produced by Redmore Environmental;
- Ecological Assessment produced by Urban Green;
- Application Forms and Certificates.

A cheque for the required application fee of £9,625 has also been posted to the Council at the time of submission (and is attached to the posted version of this letter).

We trust that the application can now be validated, and await confirmation of this. Should you have any queries please do not hesitate to contact myself or Dan Elvin on the number provided below.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Claire Temple', written in a cursive style.

Claire Temple

Director

Planning Potential

Harrogate

Enc.