



ELG Planning

Gateway House, 55 Coniscliffe Road,
Darlington, Co. Durham, DL3 7EH

Planning and Building Control,
Barnsley MBC,
PO Box 634,
Barnsley
S70 9GG

08 July 2026

Dear Sir / Madam,

**RE: LAWFUL DEVELOPMENT CERTIFICATE APPLICATION FOR NEW VEHICLE PARKING
AREA AS PERMITTED UNDER SCHEDULE 2, PART 7, CLASS J OF THE GDPO 2015 (AS
AMENDED) AT PREMDOR, BIRTHWAITE BUSINESS PARK, HUDDERSFIELD ROAD,
DARTON, BARNSELY, S75 5JS.**

This supporting cover letter has been prepared by ELG Planning (the 'Agent') on behalf of Premdor Crosby Limited (the 'Applicant') to accompany an application for a Lawful Development Certificate (LDC) pursuant to Schedule 2, Part 7, Class J of the General Permitted Development Order 2015 (GDPO) (as amended).

This letter should be read in conjunction with the following documents: Site Location Plan; Block Plan; and Phase I Environmental Report.



Figure 1: Aerial Image of Site

Site Location and Proposed Development

The application site sits within the Premdor site as demonstrated at Figures 1 & 2 , which comprises of several large B2/B8 units associated with the business. It is set back approximately 150m from the entrance of the business park via Huddersfield Road and forms part of the established Birthwaite Business Park, with the existing manufacturing and warehouse buildings within the Premdor site lying immediately to the north.

The development will deliver an additional 20no. vehicle parking spaces laid to meet the operational requirements of the Applicant.

Planning History

The following table sets out the planning history of the wider Premdor site, confirming its well-established B2/B8 use:

LPA Ref.	Description of Development
B/91/0286/DT	Erection of industrial and warehousing units, with associated offices
B/92/0210/DT	Re-positioning of unit 1 and extension to industrial curtilage
B/92/0376/DT	Display of illuminated sign
B/92/0380/DT	Erection of a 25m high chimney
B/92/0782/DT	Erection of boundary wall and railings

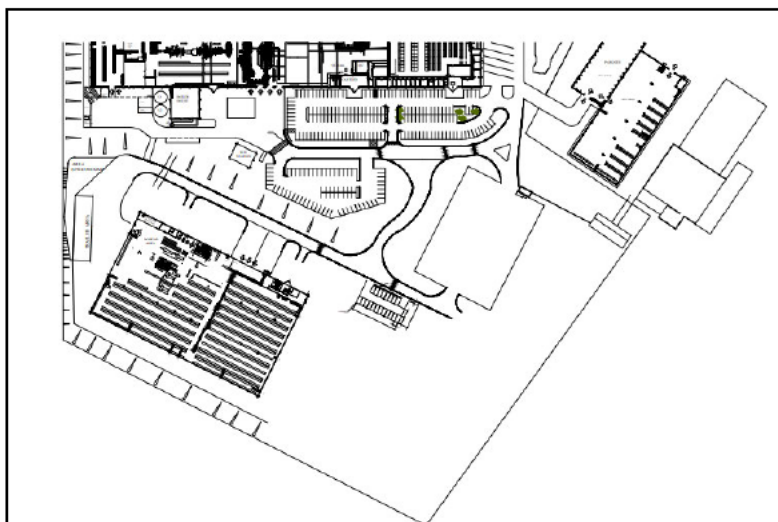


Figure 2: Premdor Site Plan

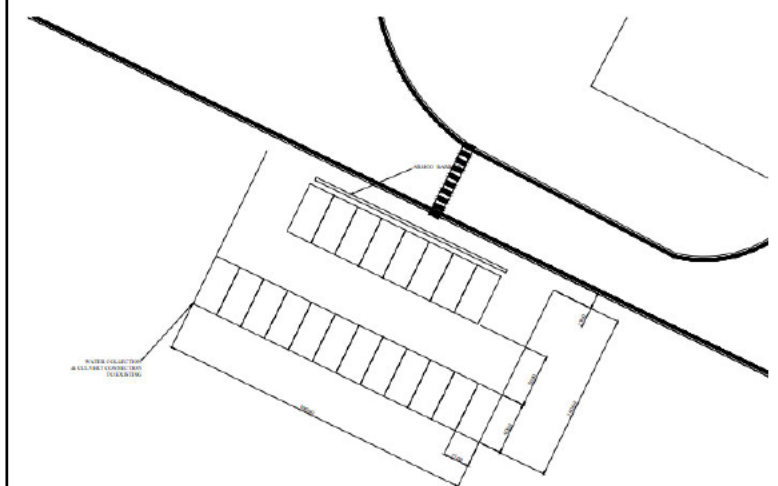


Figure 3: Proposed Parking Plan

B/92/1189/DT	Erection of link between units 2 and 4 and re-arrangement of parking / servicing layout
B/92/1345/DT	Illuminated signs to Unit 3 (Regent Doors PLC)
B/93/1500/DT	Two signboards
B/97/0565/DT	Display of electricity sub-station and single storey compressor house
2019/0200	Proposed Canopy
2019/0541	Installation of new extract and filtration plant and
2022/1161	Extension to existing pallet store
2023/1016	Erection of 2 No. B2 / B8 Employment Units with Parking; Service Yard; Pallet Store; Relocation of Security Hut; Vehicle Canopy; Hard & Soft Landscaping and Associated Works

The Town and Country Planning (General Permitted Development) (England) Order 2015

This LDC application is submitted under Schedule 2, Part 7, Class J of the GDPO, relating to:

“J. Development consisting of –

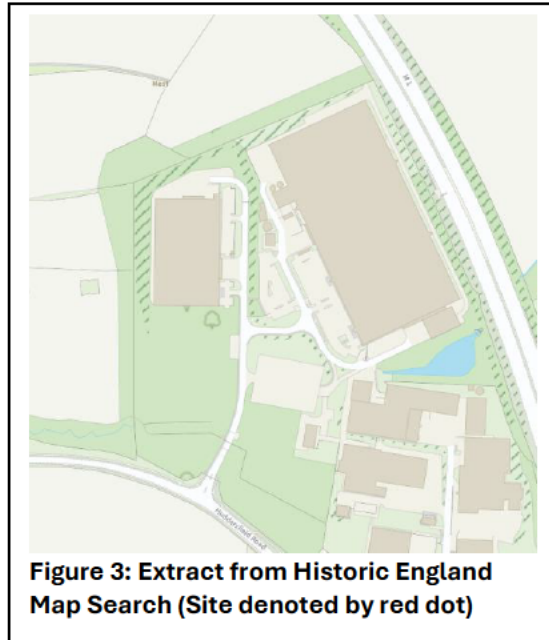
- (a) The provision of a hard surface within the curtilage of an industrial building or warehouse to be used for the purpose of the undertaking concerned; or***
(b) the replacement in whole or in part of such a surface.”

We consider that the proposed demolition constitutes permitted development under Class J for the reasons set out below.

The proposal relates to the addition of hardstanding at the Premdor site which will be utilised as car parking. As shown in Figures 1 & 2, the proposed parking area is to be sited adjacent to the current truck park and is centrally located within the wider site. The proposed hardstanding will therefore be within the curtilage of an industrial building meaning this can be completed under Class J, subject to the following requirements:

“J.1 Development is not permitted by Class J if the development would be within the curtilage of a listed building.”

As shown at Figure 3, there are no listed buildings contained within the site. Therefore, J.1 is satisfied.



“J.2 Development is permitted by Class J subject to the following conditions—

- (a) where there is a risk of groundwater contamination the hard surface must not be made of porous materials; and***
- (b) in all other cases, either—***
 - (i) the hard surface is made of porous materials, or***
 - (ii) provision is 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.”***

This application is supported by a Phase I Environmental Report which was submitted as part of previously approved application ref. 2023/1016 at the site. The report states:

“The Environment Agency’s Groundwater Vulnerability maps show the vulnerability of groundwater to a pollutant discharged at ground level based on the hydrological, geological, hydrogeological and soil properties of the local area.

The underlying Pennine Lower Coal Measures and Haigh Moor Rock are indicated to have a high groundwater vulnerability, which means that groundwater resources have very limited natural protection and there is a high pollution risk to groundwater should spillages occur at the surface. Additional measures over and above good practice pollution prevention measures should be employed to ensure groundwater isn’t impacted.”

It is therefore confirmed that there is a risk of groundwater contamination at the site, in which case the proposed hard surfacing must not be porous. As such, to comply with part J.2, the proposed hard surfacing will be laid as tarmac which is not permeable.

On the basis of the above, it is evident that the proposals meet each requirement of Schedule 2, Part 7, Class J of the GDPO and therefore, the laying of hardstanding at the site is permitted development and does not require planning permission to be carried out.

We therefore respectfully request that an LDC confirming the above is issued without delay. Should you have any queries, please do not hesitate to get in touch.

Yours faithfully,



Mollie Cubbin, MPlan (Hons)

Planner