STATEMENT in SUPPORT of PLANNING APPLICATION for ADDITIONAL BUSINESS (B1) UNITS at ALBION DRIVE, THURNSCOE, ROTHERHAM S63 0BA

THE SITE

The site is located in Thurnscoe East which is situated some 10 km east of Barnsley town centre. The site is approximately 1.700 hectares in area and is located on a well-established industrial estate located off Lidget Lane. The site consists of a builders yard, Class B1 unit and offices in the occupancy of the applicant (approved application 2014/0227 dated 4th Match, 2014) and three Class B1 units in tenanted occupancy, (approved application 2014/0376 dated 9th April, 2014).

The site is bounded to the east by Albion Drive, to the south and north by additional industrial units and to the west by George Street, Thurnscoe East. The site is generally level, sloping gently from north to south at the location of the proposal, with an existing access from Albion Drive.

The site is served by private foul and surface water drains connected into public sewers in Albion Drive.

THE PROPOSAL

The proposal is for the construction of an additional unit consisting of two units of 96m^2 floor area for use as Class B1 (Business/Light Industrial) purposes with WC and welfare facilities.

The Building is to be located adjacent to the western boundary of the site as shown on the plans included with the planning submission.

DESIGN

The proposal is to construct a brick and rendered blockwork building to match the existing units with a plain grey concrete tile roof, doors will be RAL Design RAL 5010 Gentian blue for the roller shutter and personal doors. It is felt that this traditional appearance will have less impact on the neighbouring domestic properties on George Street.

Access for disabled persons into both the unit and the internal facilities are designed to meet the requirements of the Building Regulations and Disabled Discrimination Act.

Toilet facilities will be provided to the new unit which will be served by a new drain connection discharging into the existing foul drain on the separate drainage system. Surface water will also be to the existing system, as soakaways are not viable due to heavy clay soils in the area. No additional flows will be generated as the surface of the yard already drains into this system.

ACCESS

Access for both vehicular and pedestrian traffic is through the new gate off Albion Drive. No significant additional traffic will be generated as part of this application, with on-site parking adjacent to the unit consisting of two parking bays with one dedicated disabled parking bay.

STATEMENT

The development is to provide additional premises for one smaller business in Thurnscoe East following the successful rental of all existing properties on site. This proposal will encourage further additional smaller businesses to establish premises in the area, and will promote additional employment and the generation of additional income and prosperity for Thurnscoe East and so the Barnsley area.

Signed..... [redacted] Dated 26/4/2015