

DESIGN AND ACCESS STATEMENT

Proposal: Installation of 3no. 2-Fan Gas Coolers and 3no. DT Standard Reach-in Compressor Packs on concrete plinth surrounded by 2.7m high Hit and Miss Timber Fence with access gate.

Site Address: Wombwell Lane, Barnsley, South Yorkshire, S70 3NS, United Kingdom

Applicant: Mr. Ben Train, Tesco PLC

Local Authority: Barnsley Metropolitan Borough Council

1. Introduction

This Design and Access Statement has been prepared in support of the planning application for the installation of new refrigeration plant equipment at the above site. The proposal seeks to enhance the site's operational efficiency while ensuring minimal impact on neighbouring properties and the surrounding environment.

The statement explains how the proposed development responds appropriately to its site and setting and demonstrates that it can be safely and conveniently accessed by maintenance personnel.

2. Design Context and Site Setting

The site is located within a commercial area of Wombwell Lane, Barnsley, surrounded primarily by retail and service units. The immediate surroundings are characterised by existing hardstanding, plant areas, and service yards associated with commercial operations.

The proposed equipment will be located within the existing service yard area, away from public frontages and screened from public view by a 2.7m high hit-and-miss timber fence. This ensures the visual impact of the installation remains minimal and consistent with the surrounding built environment.

3. Design Proposal

The development comprises:

- **3no. 2-Fan Gas Coolers**
- **3no. DT Standard Reach-in Compressor Packs**
- Installation on a **reinforced concrete plinth** to provide stable and level support.
- Enclosure by a **2.7m high Hit and Miss Timber Fence** with matching timber access gate for maintenance entry.

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4. Access Arrangements

Access to the equipment will be gained via the existing service yard, which has adequate vehicular and pedestrian access for maintenance staff. The timber gate will allow safe entry to the enclosed area when required.

There is no change to existing site access routes or parking arrangements. The proposal therefore maintains full accessibility for operational and maintenance purposes without affecting public access or highway safety.

5. Mitigation Measures

While final equipment selection is pending, this assessment assumes replacement plant comprising two packs and two gas coolers, each with a noise emission equivalent to 10 dB(A) at 10m.

Noise attenuation and the proposed timber fencing will further mitigate any potential noise breakout, ensuring compliance with local environmental standards.

6. Conclusions

The proposed development represents a well-considered and proportionate enhancement to the site's existing plant infrastructure.

- The design integrates effectively within the existing service area.
- Noise levels from the proposed equipment will comply in full with the Local Plan and are very unlikely to give rise to complaints from residents.
- The installation will not affect site operations, visual amenity, or public safety.

Accordingly, the proposal is an appropriate and sustainable form of development that aligns with local and national planning policies.

Yours faithfully,

Planning Applications - Town Planning

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