



IBI GROUP
One Didsbury Point, 2 The Avenue
Manchester M20 2EY
tel +44 (0) 161 696 4980

Barnsley Town Centre Redevelopment

Application under S73 of the Town & Country Planning Act for minor material amendment to approved plans of the Library Building Reserved Matters Approval (ref: 2016/0924)

Covering Statement



IBI GROUP
One Didsbury Point, 2 The Avenue
Manchester M20 2EY
tel +44 (0) 161 696 4980

CLIENT:	Barnsley MBC
PROJECT NAME:	Barnsley Town Centre: Phase 1 Library
IBI REFERENCE:	6742
VERSION:	1.0
ORIGINATOR:	KD
REVIEWER:	PS



IBI GROUP
One Didsbury Point, 2 The Avenue
Manchester M20 2EY
tel +44 (0) 161 696 4980

Barnsley Town Centre Redevelopment - Application under S73 of Town & Country Planning Act (1990) for minor material amendment to approved plans.

1. Introduction

This statement supports and explains an application under S73 of the Town & Country Planning Act (1990) for a minor material amendment to the Library Reserved Matters approval ref 2016/0924.

An outline planning application was submitted in May 2015 for:

Outline application with all matters reserved comprising of a mixed use development of Barnsley Markets and adjoining land following demolition of existing offices, bridge, part of existing market hall and multi-storey car park to provide a replacement refurbished retail / market floorspace, new retail / food and drink (Use classes A1, A3, A4), a cinema (Use Class D2), a library (Use Class D1), and new public open space, access road and associated servicing arrangements, car parking and a pedestrian footbridge across the adjacent railway to the site of the former CEAG building.

The outline application was presented to Planning Committee in July 2015 when Members of the Committee resolved to grant outline planning permission for the redevelopment of the town centre.

An application for the approval of Reserved Matters (Phase 1A) in relation to the library building was submitted and approved in October 2016 (ref 2016/0924).

Reserved matters application including details of access, appearance, landscaping, layout and scale in relation to the construction of a new public library (Phase 1) of outline application 2015/0549.

2. Application Context

The outline permission includes condition 2 which requires that:

The development hereby approved shall be carried out strictly in accordance with the plans

BBTC_IBI_LR_A_F100_EL_001 2. Front and Rear Elevation

BBTC_IBI_LR_A_F100_EL_002 2. Side Elevations

BBTC_IBI_LR_A_F100_EX_EL_00 P1 Existing Elevations

BBTC_IBI_LR_A_F100_EX_PL_00 P1 Existing Ground Floor Plan

BBTC_IBI_LR_A_F100_EX_PL_01 P1 Existing First Floor Plan

BBTC_IBI_LR_A_F100_EX_SE_00 P1 Existing Sections

BBTC_IBI_LR_A_F100_EX_SP_00 1 Existing Site Plan

BBTC_IBI_LR_A_F100_PL_00 1 GF Plan

BBTC_IBI_LR_A_F100_PL_01 1 FF Plan

BBTC_IBI_LR_A_F100_PL_02 1 2F Plan

BBTC_IBI_LR_A_F100_PL_03 1 3F Plan



IBI GROUP
One Didsbury Point, 2 The Avenue
Manchester M20 2EY
tel +44 (0) 161 696 4980

BBTC_IBI_LR_A_F100_PL_RF 1 RF Plan

BBTC_IBI_LR_A_F100_SE_001 1 Section AA

BBTC_IBI_LR_A_F100_SE_002 1 Section BB

BBTC_IBI_LR_A_F100_SE_004 1 Section EE

BBTC_IBI_LR_A_F100_SP_00 1 Site Plan

BBTC_IBI_LR_A_F100_SP_XX_00 - Location Plan

BBTC_IBI_XX_A_F100_PL_00_02 1 BBTC Site Phasing Plan

BBTC_IBI_LR_A_F100_EL_003 1 West Elevation - Site Context to Eldon Street and specifications within the Design & Access Statement (July 2016) as approved unless required by any other conditions in this permission.

The design of building has now progressed, and the council are working with partners to ensure the viability of the scheme.

In refining the design, the mezzanine floor at the south of the building has been identified to be amended into a full first floor level, thus creating an additional 172m² of floor space. This will also require the elevational treatment at first floor to be amended from anodized aluminium to glazing. Please note, the scale and footprint of the building will not change.

In order to progress this development, it is therefore necessary to secure minor amendments to some of the original plans so that they encompass the layout and form of the scheme – the procedure for doing this is via an application for minor material amendments under S73 of the Town & Country Planning Act (1990).

In summary the changes are:

- Increase in floorspace of the café/restaurant area of 172m²
- Change to the first floor elevations on both the south and east of the building, from anodized aluminium to glazing.

The application comprises:

- Statutory application forms and certificates;
- This Planning Statement;
- Package of updated and new plans annotated to highlight changes from approved; and
- Design and Access Addendum.

A drawing and document list is included on the following pages for clarification and reference.



IBI GROUP
One Didsbury Point, 2 The Avenue
Manchester M20 2EY
tel +44 (0) 161 696 4980

3. Revised Plans

A full schedule of plans, drawings and supporting documentation accompanied the approved application. This section reviews the amendments to plans listed within condition 2 and also notes where plans remain unchanged.

Previously approved plan/ document	Proposed change:	Replacement Plan
PLANS		
BBTC_IBI_LR_A_F100_EL_001 2. Front and Rear Elevation	Yes – Glazing added at First Floor	BBTC_IBI_LR_A_F100_EL_001 3 Front and Rear Elevation
BBTC_IBI_LR_A_F100_EL_002 2. Side Elevations	Yes – Glazing added at First Floor	BBTC_IBI_LR_A_F100_EL_002 3 Side Elevation
BBTC_IBI_LR_A_F100_EX_EL_00 P1 Existing Elevations	No change	Not required
BBTC_IBI_LR_A_F100_EX_PL_00 P1 Existing Ground Floor Plan	No change	Not required
BBTC_IBI_LR_A_F100_EX_PL_01 P1 Existing First Floor Plan	No change	Not required
BBTC_IBI_LR_A_F100_EX_SE_00 P1 Existing Sections	No change	Not required
BBTC_IBI_LR_A_F100_EX_SP_00 1 Existing Site Plan	No change	Not required
BBTC_IBI_LR_A_F100_PL_00 1 GF Plan	No change	Not required
BBTC_IBI_LR_A_F100_PL_01 1 FF Plan	Yes – Mezzanine amended to Full First Floor	BBTC_IBI_LR_A_F100_PL_01 2 FF Plan
BBTC_IBI_LR_A_F100_PL_02 1 2F Plan	No change	Not required
BBTC_IBI_LR_A_F100_PL_03 1 3F Plan	No change	Not required
BBTC_IBI_LR_A_F100_PL_RF 1 RF Plan	No change	Not required
BBTC_IBI_LR_A_F100_SE_001 1 Section AA	Yes– Mezzanine amended to Full First Floor and Glazing added at First Floor	BBTC_IBI_LR_A_F100_SE_001 2. Section AA
BBTC_IBI_LR_A_F100_SE_002 1 Section BB	No change	Not required
BBTC_IBI_LR_A_F100_SE_004 1 Section EE	No change	Not required
BBTC_IBI_LR_A_F100_SP_00 1 Site Plan	No change	Not required
BBTC_IBI_LR_A_F100_SP_XX_00 - Location Plan	No change	Not required
BBTC_IBI_XX_A_F100_PL_00_02 1 BBTC Site Phasing Plan	No change	Not required



IBI GROUP
One Didsbury Point, 2 The Avenue
Manchester M20 2EY
tel +44 (0) 161 696 4980

BBTC_IBI_LR_A_F100_EL_003 1 West Elevation - Site Context to Eldon	No change	Not required
Design & Access Statement (July 2016)	Yes	Addendum Document Provided

4. Conclusion

This proposal is seeking to vary the condition attached to the planning permission already granted. Therefore the planning issues for consideration should only be those which are relevant to the changes, and not a reconsideration of the principle of the scheme or matters of detail that have not been altered since the previous permission.

The proposed changes introduced in this application relate solely to minor changes in the internal configuration which subsequently requires an alternative elevational treatment at this location.

The change in material of the elevational treatment is in keeping with the remainder of the building and does not introduce any new materials. The visual relationship between the building, adjoining sites and the public realm is therefore not significantly changed by the proposal.

These changes have been the subject of discussion with the Local Planning Authority and the amended scheme accords with current national and local planning policy. The revised proposals will facilitate a development which is demonstrably a positive progression in the development of the town centre.

It is respectfully requested that the variation of condition should be granted.