Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.
Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.
If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Naylor Industries Plc

Street address: Clough Green
Cawthorne

Town/City: Barnsley
County: South Yorkshire
Country: United Kingdom
Postcode: S75 4AD

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Nigel | Surname: Chambers

Company name: Signet Planning

Street address: Rowe House
10 East Parade

Town/City: Harrogate
County: North Yorkshire
Country:
Postcode: HG1 5LT

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use from B8/B1 to B2, B8 and B1.
Alterations to existing building, demolition, of external structures, external lighting, 2 new sub stations, fuel tank and recycling centre.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 17 Suffix:

House name:

Street address: Valley Road

Wombwell

Town/City: Barnsley

County: South Yorkshire

Postcode: S73 0BZ

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 440172

Northing: 403535

Description:

Packing warehouse and offices previously occupied by Maplin Electronics Ltd.

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (•) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Matthew Surname: Smith

Reference:

Date (DD/MM/YYYY): 18/02/2015 (Must be pre-application submission)

Details of the pre-application advice received:

Pre-application meeting (18/02/2015) and emails and telephone conversations to establish need for change of use application and supporting information required.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? (•) Yes ( ) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (•) No

Are there any new public roads to be provided within the site? ( ) Yes (•) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (•) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (•) No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan(s)/drawings(s)

Alterations to HGV access/egress onto public highway (Valley Road) Plan Ref: 1300/02 (Mapmatic).

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ( ) Yes (•) No

Have arrangements been made for the separate storage and collection of recyclable waste? ( ) Yes (•) No

8. Authority Employee/Member

With respect to the Authority, I am:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you? ( ) Yes (•) No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

9. (Materials continued)

Walls - description:

Description of *existing* materials and finishes:

Brick, steel pr... sheeting (green), red flashing, upper wall to roof detail steel profile sheets in brown.

Description of *proposed* materials and finishes:

Retain existing brick, current green steel profile sheeting to be replaced with polar white, current red flashing & brown steel profile sheets to be replaced with Dark Admiralty grey (BS4800-18B25) this scheme on NE elevation only facing Valley rd. For the 3 remaining elevations existing brick to remain, current green Steel Profile Sheets to become Light Admiralty Grey(BS381-697) steel profile sheets & Brown roof detail to be changed to Dark Admiralty Grey(BS4800-18B25) Steel Profile sheets.

Roof - description:

Description of *existing* materials and finishes:

Light Admiralty Grey Steel Profile Sheet with 20% roof lights

Description of *proposed* materials and finishes:

Keep existing

Windows - description:

Description of *existing* materials and finishes:

Steel Frames - Brown

Description of *proposed* materials and finishes:

Steel Frames - Dark Admiralty Grey (BS4800-18B25)

Doors - description:

Description of *existing* materials and finishes:

As Above on NE elevation & glass, remaining 3 elevations, mixture of timber and steel dark admiralty grey frames and solid doors.

Description of *proposed* materials and finishes:

NE elevation - Dark Admiralty grey steel frame with glass. Remaining 3 elevations - Dark Admiralty Grey Steel Solid Doors & Frames.

Boundary treatments - description:

Description of *existing* materials and finishes:

Palisade Fence with mature tree line

Description of *proposed* materials and finishes:

Palisade Fence with mature tree line

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Fully tarmaced entrances with hardstanding to two thirds of site

Description of *proposed* materials and finishes:

Fully tarmaced entrances with hardstanding to two thirds of site

Lighting - add description

Description of *existing* materials and finishes:

Sodium Floodlights to exterior of building

Description of *proposed* materials and finishes:

80w LED floodlights to exterior of building & along boundary.

Others - description:

Type of other material:

Description of *existing* materials and finishes:

N/A

Description of *proposed* materials and finishes:

N/A

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ◉ No

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	142	58	-84
Light goods vehicles/public carrier vehicles	4	0	-4
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer	☒	Package treatment plant	☐	Unknown	◯
Septic tank	☐	Cess pit	☐		

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ◯ No ◯ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

See attached Drainage Plan.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ◉ Yes ◯ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ◉ Yes ◯ No

Will the proposal increase the flood risk elsewhere? ◯ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system	☐ Main sewer	☐ Pond/lake
☐ Soakaway	☒ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

◯ Yes, on the development site ◯ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

◯ Yes, on the development site ◯ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

◯ Yes, on the development site ◯ Yes, on land adjacent to or near the proposed development ◉ No

14. Existing Use

Please describe the current use of the site:

Warehouse, office, car park and hardstanding areas.

Is the site currently vacant? ◉ Yes ◯ No

If Yes, please describe the last use of the site:

Previously used by Maplin Electronics Ltd.

When did this use end (if known) (DD/MM/YYYY)? 01/03/2008

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ◯ Yes ◉ No

Land where contamination is suspected for all or part of the site? ◯ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ◯ Yes ◉ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ Yes ◯ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ◯ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? (•) Yes ( ) No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

The water cooling plant will create resultant effluent which would be containerised at source and disposed of appropriately offsite.

17. Residential Units

Does your proposal include the gain or loss of residential units? ( ) Yes (•) No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	1453.0	0.0	1453.0	1453.0
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	0.0	0.0	3853.0	3853.0
B8	Storage or distribution	7209.0	7209.0	0.0	-7209.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	81.0	81.0
	Total	8662.0	7209.0	5387.0	-1822.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	70	0	0

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
B1A	00:00:00	23:59:00	00:00:00	23:59:00	00:00:00	23:59:00	☐
B2	00:00:00	23:59:00	00:00:00	23:59:00	00:00:00	23:59:00	☐
B8	00:00:00	23:59:00	00:00:00	23:59:00	00:00:00	23:59:00	☐

21. Site Area

What is the site area? 01.82 hectares

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Manufacture and storage of plastic drainage products - machinery will include a granulator, plastics production lines (6) water cooling plant and raw material s.

Is the proposal for a waste management development? ○ Yes ◉ No

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* and/or agricultural tenant *("agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990)* of any part of the land or building to which this application relates.

Owner/Agricultural Tenant					Date notice served
Name	Maplin Electronics Ltd				
Number:		Suffix:		House name:	
Street:	Brookfields Way, Manvers Way, Manvers, Wath-upon-Dearne, Rotherham, S63 5DL				24/02/2015
Locality:					
Town:					
Postcode:					

Title: Mr First name: Nigel Surname: Chambers

Person role: Agent Declaration date: 24/02/2015 ☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date 24/02/2015