

Willows , Helen

From: Willows , Helen
Sent: 17 October 2019 15:03
To: Willows , Helen
Subject: FW: Retail Units Castle View

From: Robert Agus [<mailto:robert@whiteaguspartnership.co.uk>]
Sent: 15 October 2019 15:32
To: Willows , Helen
Cc: Burton , Andrew; Ron Ford (fordpropertiesltd@hotmail.co.uk)
Subject: Retail Units Castle View

Good Morning Helen

We have applied for a small retail development and following a conversation with Andrew Burton we focused our attention on Dodworth village centre regarding a sequential test.

We visited the web sites of all leading Estate Agents in the Barnsley area seeking suitable sites that are for sale to accommodate the proposals including the proposed dedicated parking.

We also carried out a visit to the area and could not locate or identify any available sites suitable for the proposal.

In response to this you have sent to us an example of a sequential test relating to a proposed development by one of the major supermarket chains in the country.

Bearing in mind the clear chasm between the two proposals in terms of size and impact on the communities involved would a less complex and detailed report be sufficient to reflect our findings?

Regarding the Health Impact Assessment we comment as follows.

- Table 1 of the PAD-Hot food takeways shows that there are currently 5 Hot food Outlets at a ratio of 1No for every 1955 of the population. The Borough average is 1No outlet per 843 of the population.
- From an analysis of Table 1 there does not appear to be a clear correlation between the number of hot food take-aways and excess weight in any of the age groups covered.

Taken from Table 2 of the PAD Hot food Takeways the impact of the proposals are assessed as follows:

Noise

The site is currently a carparking area and car sales lot. Noise from visiting vehicles is already arising. The site is adjacent a highway and roundabout. Surrounding residential properties are affected by noise from the nearby M1 Motorway.

The plant and equipment installed in the new units may contribute to the background noise levels . However it has been agreed that a Planning Condition is to be imposed to ensure that noise surveys are carried out and details of all plant and equipment is to be fitted with noise reduction

components to ensure that the resulting noise levels are acceptable.

One positive aspect of the proposal is that the new buildings will provide a sound barrier between the existing carparking areas and properties to the rear.

Odour-

Before the use begins, a scheme for the installation of equipment to control the emission of fumes and smell from the premises, including details of the noise levels of the equipment and how it will be operated and maintained, shall be submitted to and approved in writing by the Local Planning Authority. The approved equipment shall be installed prior to commencement of the use and all equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the approved details.

Contaminated Land and disposal of oil is not applicable

Air Quality will not be significantly affected by the proposal.

Litter

Waste bins will be provided in addition to those already in place around the existing supermarket.

Anti-Social Behaviour

It is not foreseen that the development will encourage anti-social behaviour.

Healthy Eating

It should be acknowledged that the dietary choice of individuals and families is entirely at the discretion of the population. Hot food takeaways are now part of the fabric and culture of the United Kingdom.

The type of food to be served is not known at this stage. However if necessary details of a scheme for developing and implementing healthier catering initiatives as part of the A5 use shall be submitted to and approved in writing by the Local Planning Authority. This scheme will look at initiatives such as switching to healthier ingredients, menus and cooking practices and looking at ways to provide reductions in salt, fat and sugar, smaller portions, inclusion of more fruit and vegetables, and the provision of calorie information. The use shall then operate in accordance with the approved scheme .

Working Conditions is not appropriate in this instance

Accidental Injury and Public Safety

The approach to the buildings and disabled facilities are to be an integral part of the proposals. The minimum requirement will be to meet the requirements of Part M of the Building Regulations. Fire safety measures, resistance to fire and means of escape will meet the requirements of Part B of the Building Regulations

It is not proposed to provide any public toilet facilities

Regards

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