

### Introduction

This section sets out a summary of the key technical considerations that have informed the proposals. The following reports have also been prepared and are submitted with this application;

- Energy / Sustainability Statement
- Coal Mining Risk Assessment
- Contaminated Land Assessment
- Ecology Statement
- Flood Risk Assessment and SUDS / Drainage details

## Geotechnical Desk Study

(including Coal Mining Risk Assessment and Contaminated Land Assessment)

A Desk Study has been prepared by Robson Liddle Ltd and accompanies the application. A series of previous site investigations have been prepared for the site and were considered in the preparation of this report. These identified that the former uses of the site including a cattle market, saw mill, foundries, gas works, depots and general works.

Ground conditions comprise a variable depth of Made Ground (typically 3 to 4m thick; max 6m) over Glacial Till over Pennine Middle Coal Measures. The Coal Measures comprise weak to moderately strong mudstone with interbedded siltstone and sandstone. Three coal seams were recorded from 0.3m bgl (beneath market basement) to 32m bgl.

The 2008 report concluded that it is considered that the likelihood of shallow unrecorded abandoned workings being extensive beneath the site is very low and if present would likely be of a very limited nature. The subsequent risk of potential surface subsidence is low. However, given the sensitive nature of the development precautionary measures were recommended where the Winter/Abdy coal is present beneath the development area.

No sources of ground gas were identified on or in the vicinity of the site. Gas monitoring was undertaken as part of the 2008 investigation. It recorded a worse case gas screening value of 0.06/h and classified the site as a CIRIA Characteristic Situation 2.

The investigations undertaken in 2007 and 2008 confirmed that concentrations of metals, semi-metals and non-metals recorded across the Site were not considered to present a significant possibility of significant harm to long term human health. It also identified visual and olfactory evidence for hydrocarbon contamination at several locations. The extent of any significant contamination was recorded as limited to relatively small and discrete areas. The key areas identified as potentially requiring further assessment and/or remediation included May Day Green (Benzo(a) pyrene) and Markets Basement (TPH).

At the time of the 2008 investigation, the contaminated Made Ground within the May Day Green hotspot was scheduled for removal as part of the redevelopment and therefore was not considered to present a significant

risk to long-term human health. If these materials are to be left insitu as part of the current development a detailed quantitative risk assessment would be required to establish the risk to human health and environmental receptors.

Further assessment in the form of a detailed quantitative risk assessment was recommended to establish the risk posed by identified contamination within the Markets Basement hotspot to human health and environmental receptors. This should also include generation of remedial targets if required. This will be undertaken pre on-site commencement following site investigations which can be undertaken following demolition of the existing May Day Green parade of shops.

## Energy / Sustainability Statement

A sustainability statement is included within this statement. It identifies the council's aspirations relating to sustainability, reviews the strategic benefits and opportunities of the site.

### BREEAM

The client has appointed Stroma to oversee the BREEAM process with the design required to achieve Very Good (55%). Assessment of the stage 3 design (the design workstage that is prior to a planning application being made) produced a predicted score of 59.7% which comfortably meets the target.

## Environmental Statement

A request for a screening opinion was made on the 17 April 2015 as per The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 Part 2 - regulation 5(1). The Council has adopted a screening opinion that the development is not an EIA development for the purpose of the EIA Regulations and as such an Environmental Statement will not be submitted with this application.

## Ecology Statement

A Preliminary Ecological Appraisal has been undertaken of the site to determine habitats present and any protected species potential. The site is dominated by areas of hard-standing and buildings. There is also a small area of amenity grassland and a couple of scattered ornamental trees within the outline planning site boundary which isn't relevant to the May Day Green site.

The site offers some opportunities for breeding birds amongst the buildings, for species such as feral pigeons. This considered, and with the limited habitats present on site, the site considered to be of low value with respect to ecology.

## Flood Risk Assessment

The site is situated to the west of the railway and is bounded by Eldon Street and Midland Street to the north, Cheapside to the west and the Alhambra Shopping Centre to the south.

The Environment Agency (EA) flood map identifies the site as being in within Flood Zone 1, which has been assessed as having a flood potential of less than 1 in 1,000 annual probability of river or sea flooding (<0.1%). Consequently there is no need to artificially raise ground floor levels above what is normal good practice for construction, typically 150mm above adjacent external levels.

The surface water from the current site drains to the Sough Dyke which runs through the area in culvert at 1.5m diameter. This watercourse is classed as an EA main river and discussions have taken place regarding the construction over the dyke in order to maintain the existing building line for the new building.

Across the Better Barnsley scheme, of which the Library is a part, In order to provide capacity within the existing drainage network the current peak flow of surface water has been assessed and will be reduced by 30%, limiting the proposed discharge rate to a lower figure than currently exists. As a means of taking account of the volume of storm water that must consequently be temporarily stored, various SuDS solutions have been examined. Storage in above ground ponds or swales are not a practical solution given the highly urbanised and constrained nature of the site and so storm water balancing will be by means of oversized pipes and/or tanks.

## Suds / Foul & Surface Water Drainage

The proposed Library will discharge surface water freely into Sough Dyke and the reduction in surface water drainage overall will be achieved in the Met Centre part of the development. Foul water will be discharged freely into the YWS public sewer.

## Noise

General considerations of noise have been made within the design proposals. It has been agreed with BMBC Officers that noise assessments will be prepared as part of any Reserved Matters application for the individual elements.

## Transport assessment & Draft Travel Plan

The redevelopment of the Barnsley Town Centre has been established by two previous planning permissions, references 2006/1082 and 2011/0714. The consent issued in relation to 2011/0714 - Mixed-use redevelopment, comprising demolition of existing buildings on application site and replacement with retail and leisure elements, including new market, multi-storey car park and surface-level car park, new pedestrian routes, public realm, means of access and landscaping, has similar Use Classes and floor space to that being currently proposed with the exception of the level of car parking provision which is now reduced and the introduction of a D1 Health/Community Use. A Transport Assessment was submitted in support of the application and highway interventions were identified to mitigate the impact of the development.

Whilst the previous Transport Assessment gives an indication that the current proposal will be able to be accommodated on the network, a new Transport Assessment has been produced to reflect the new development proposals, the current traffic situation, the aspiration to close the Jumble Lane level crossing and to either confirm the previously approved mitigation measures or identify new solutions.

### Fire Strategy

The proposal has been developed with consideration to Building regulations Part B, and engineered solutions will be developed where necessary.

The leisure and retail buildings means of escape has been developed with consideration of Bs 9999:2008. Fire brigade access has been considered within the outline layouts included in this report and provision for wet and dry risers have been considered.

### Access Maintenance Strategy

On most blocks, windows will be cleaned externally in addition to maintenance to the external fabric which, when needed, will be undertaken by using a long reach spider working platform. Consideration of access and space for this work has been considered within these proposals. However, the external fabric of the proposal will be low maintenance, durable and self finished where possible.

### Safety and Security

We have considered the Government Guidance Document 'Safer Places – the Planning system and Crime Prevention'.

'Safer Places – the Planning system and Crime Prevention' the secure by Design document and 'Design and access statements: how to use them to prevent crime' describe attributes of sustainable communities and crime prevention as follows:

1. Access and movement
2. Structure
3. Surveillance
4. Ownership
5. Physical protection
6. Activity
7. Management and maintenance

These attributes have been considered at the outline stage and will be reviewed at each stage as the design progresses.

Primary routes across the site provide a physical link and visually connect the local area for pedestrians, cyclists and vehicles. Secondary external routes will be overlooked by adjacent leisure and retail units. All external spaces are designed to be well lit at night and to support a variety of activity. Common parts of the development will be centrally managed to ensure clean and well maintained spaces. Elements such as CCTV and access entry systems to the below ground parking area will be considered further at the detailed planning stage. Access entry systems, CCTV and provision for concierge will also be considered in detail for leisure and retail areas at the detailed planning stage.

### Daylight and Sunlight Studies

Studies have been undertaken to understand the impact of the development on surrounding properties and an appropriate organisation of the masterplan and its component parts.

The BRE's site layout Planning for Daylight and sunlight, a Guide to Good Practice, second edition (littlefair, 2011) was used for these studies. The guide gives criteria and methods for the assessment of daylight and sunlight to habitable spaces, which have been studied at the outline stage. Most local authorities recognise these guidelines as the most appropriate method for daylight, sunlight and overshadowing assessments. The BRE Guide provides criteria and methods for calculating daylight, sunlight and overshadowing both for new developments and for the effect on existing surrounding properties

### Management Strategy

The management strategy will include the day to day maintenance of the buildings, maintenance of the public realm including external lighting and repair of any damage and implementation of the refuse strategy.

A suitably trained landscape maintenance team will care for planted areas and hard paved landscape areas. Responsibility for maintaining the roads and keeping them free of debris and snow will be undertaken to a high standard by the council's maintenance team or through private contracted teams. Further detail on the presence of a maintenance team will be developed at a later stage in the design development as part of any Reserved Matters application.



# 12. Conclusion

Barnsley Metropolitan Borough Council views the Library as a unique opportunity to deliver a modern civic building, which can act as the catalyst for the redevelopment of the town centre to fundamentally improve its function and use.

The proposals contained within this statement are based on a strong and clear vision and describe the sort of Library that could be created, offering real opportunity to positively affect the whole town.

This Reserved Matters application builds on the strong foundations of the approved Outline Planning Approval for the town centre, and Barnsley Metropolitan Borough Council are committed to securing high design standards for the development, working closely with other stakeholders to deliver a comprehensive scheme that is well integrated with its context.

The design process that has culminated in the Reserved Matters application has been based on a multidisciplinary approach and has involved substantial consultation and discussion with interested parties.

Within this context the development proposals are recommended to Barnsley Metropolitan Borough Council and the people of Barnsley as a strong response to the site, founded on strong design principles.

It is Barnsley Metropolitan Borough Council's belief, together with that of its consultant team, that the final proposals contained in the application and explained in this Planning, Design and Access Statement provide an exciting vision for the new Public Library, derived through a robust and inclusive process. The proposals will provide a modern, fit for purpose building that will enable the council to deliver a truly 21st Century library offer, one that will make a positive contribution to the town centre and bring a new level of vibrancy and activity to the surrounding area leaving the town's amenities enhanced.

Barnsley Metropolitan Borough Council and its design team commend the application to all, and as such it is respectfully requested that permission be granted.



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LIBRARY

**CONTACT US**

**IBI Group**  
Chadsworth House, Wilmslow Road  
Handforth, Cheshire, SK9 3HP, UK

tel 01625 542 200  
fax 01625 542 200

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