



Barnsley Town Centre

Reserved Matters Application

Metropolitan Centre - Covering Statement

I am pleased to confirm that the application for the above has been submitted today via the planning portal (Ref: PP-05761222).

Application Context

This reserved matters application is made pursuant to the outline permission 2015/0549 (all matters reserved) for the *'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 floor space, 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'*. Outline permission was granted by Barnsley Metropolitan Council on 08 July 2015.

The proposed Metropolitan Centre combines the refurbishment of an existing building with the addition of new floor space and facilities, to provide a hub for the town centre, containing the Markets, refurbished office space, an element of leisure use and a number of retail and food and drink outlets (A1/A2 and A3 uses).

Application Scope

This is the second Reserved Matters application and comprises the submission of reserved matters for the redevelopment of the Metropolitan Centre, on the central/west part of the wider site, adjacent to Cheapside (Phase 1B). The gross internal floor area of the proposed Metropolitan Centre is in accordance with the floor space mix and quantum submitted and approved at the outline stage (Proposed GIFA: 17411m²). Further details of the floor space approved to date through the outline permission and the first reserved matters application is provided below. This is an application for the approval of layout, scale, appearance, and access of the application area and details of these have been provided in this submission.

Application Content

The outline application provided comprehensive details, drawings and documents of the scheme. Those documents have not been resubmitted with the reserved matters application as they were considered and approved at the outline stage. The outline application documents comprised:

- Land Contamination and Geotechnical Risk Assessment (including Coal Mining Risk Assessment);
- Ecological Appraisal;
- A Flood Risk Assessment; and
- Transport Assessment and Draft Travel Plan

This reserved matters application therefore comprises:

- This Covering Statement



- Planning, Design and Access Statement (including Heritage Statement, Air Quality Assessment and Transport Statement)
- Application Form and Fee
- Existing Site Location Plan (BBTC_IBI_MC_A_F100_SP_EX_01)
- Proposed Site Plan (BBTC_IBI_MC_A_F100_EL_XX_01)
- Phase 2 Met Centre Ground Floor (BBTC_IBI_MC_A_F100_PL_00_01)
- Phase 2 Met Centre First Floor (BBTC_IBI_MC_A_F100_PL_01_01)
- Phase 2 Met Centre Basement Plan (BBTC_IBI_MC_A_F100_PL_B1_01)
- Phase 2 Met Centre Roof Plan (BBTC_IBI_MC_A_F100_PL_RF_01)
- Sections AA, BB, CC & DD (BBTC_IBI_MC_A_F100_SE_AD_01)
- Phase 2 Met Centre Second Floor (BBTC_IBI_MC_A_F100_PL_02_01)
- Phase 1 Met Centre Proposed - Gross External Areas (BTTC_IBI_MC_A_F200_PL_XX_01)
- Met Centre Existing - Gross External Areas (BTTC_IBI_MC_A_F200_PL_XX_02)
- Phase 1 Met Centre Proposed GIA by Planning use (BTTC_IBI_MC_A_F200_PL_XX_05)
- General Arrangement Elevations (BBTC_IBI_MC_A_F100_EL_XX_01)
- Wall Detail North East Façade 1 – Boulevard (BBTC_IBI_MC_A_G251_DT_NE_01)
- Wall Section NW-2: Internal Void - Long Section (BBTC_IBI_MC_A_G251_DT_NW_02)
- South East Facade - Market Entrance (BBTC_IBI_MC_A_G251_DT_SE_01)
- South West Facade - Cheapside – Terracotta (BBTC_IBI_MC_A_G251_DT_SW_01)
- Wall Section SW-4 Cheapside (BBTC_IBI_MC_A_G251_DT_SW_04)
- Drainage Strategy (Mott MacDonald)
- Energy Strategy & LZC Feasibility Assessment (Stroma Tech)
- Barnsley Urban Renaissance Design Advisory Panel Review Comments
- Preliminary Ecological Appraisal (Mott MacDonald)
- JGA Fire Strategy
- Preliminary Land Contamination and Geotechnical Risk Assessment (nps group)

In addition, a number of documents are required to be submitted in tandem with this reserved matters application, as per planning conditions associated with the outline planning permission.

The commentary below has been provided on these conditions and information submitted in association with them:

- **Condition 6:** Carbon Dioxide Emissions
Details of CO2 reductions have been included in the submitted Energy Strategy & Feasibility Assessment by STROMA TECH. This demonstrates that a fabric first approach, energy efficient fixed services and renewable energy technology can achieve a 15.12% reduction in CO2 emissions. This covers both the Metropolitan Centre and the previously approved library. Further development on the site that will be incorporated in phase 2 and submitted through a full planning application will be considered under new planning policy which requires a 20% reduction be achieved.
- **Condition 8:** Biodiversity Mitigation and Enhancement
This condition cannot be met by the Metropolitan Centre reserved matters alone. The future reserved matters application for the public realm elements of the scheme will provide opportunities for enhancement measures. Nonetheless the submitted Preliminary Ecological Appraisal by Mott MacDonald also identifies potential ecological enhancements to include bat bricks incorporated in to the design of the proposed building.
- **Condition 9:** Existing and Proposed Ground and Finished floor levels of all buildings and associated structures including road levels
Levels have been identified on all existing and proposed plans (elevations, floor plans and sections).
- **Condition 11:** Sough Dyke
A chapter on the design solution was included within the Design and Access Statement for the Library Reserved Matters. A structural engineers report was also submitted. This application will not affect Sough Dyke, therefore no further information has been submitted at this time. The wider design team are in continual discussion with the Environment Agency with regards to this matter.



Associated Discharge of Conditions

This reserved matters application therefore provides the information required by outline permission conditions nos. 2, 6, 8, 9, and 11 and it is requested that the approval of this reserved matters application also serves to discharge these planning conditions in relation to this phase (Metropolitan Centre). These relate to the approval of reserved matters, reduction in carbon dioxide emissions, biodiversity mitigation and enhancement measures, existing and finished floor levels, and the prevention of damage to existing sewer, watercourse or culverted watercourse.

Other conditions from the outline permission will be addressed through separate applications for discharge of planning conditions.

Floor space schedule

The outline permission granted permission for a mix of floor space uses in the overall development. The table below sets out the outline approved floor space quantum, together with details of floor space approved in the previous reserved matters application and the floor space proposed within this application.

Use Class	Floor Space approved within the Outline Application (ref)	Floor Space Approved as part of the Library RM Application (Ref)	Floor Space proposed as part of the Metropolitan RM Application	Total Floor Space Proposed to date.	'Remaining Allowance'
A1 / A3 / A4	30,500	315	15,100	15,415	15,085 (subject to approval of this RM application)
D1	3000	3000	0	3000	0
D2	4500	-	1581	1581	2919
B1(a)	0	-	0 – however 730 (refurbished – ancillary to Met Centre uses)	0	0
Car Parking	Surface Parking	-	-	-	

Further Applications

The reserved matters approval for Library was Phase 1A, this application for the Met Centre is Phase 1B, and a further phase of development under the umbrella of the outline permission will be the proposed public realm works (1C), for which a reserved matters application will be submitted shortly. An application for Phase 2 is also expected and the scope, contents and format of that are being agreed with the Local Planning Authority.