6449-3-L1

18 February 2022

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LAWFUL DEVELOPMENT CERTIFICATE APPLICATION EVIDENCE

PROPOSED BAND SEAL FACTORY EXTENSION AT NAYLOR DRAINAGE, CLOUGH GREEN, CAWTHORNE, BARNSLEY, S75 4AD

1. This statement has been prepared in order to provide evidence for the Lawful Development Certificate which has been applied for the Proposed Band Seal Factory Extension at Naylor Drainage, Clough Green, Cawthorne, Barnsley, S75 4AD.
2. The existing building is an industrial building (class use B2) which was constructed over 20 years ago.
3. Photographs and plans/ elevations of the existing building are shown in Appendix 1 and 2.
4. Permitted development rights allow the "erection, extension or alteration of an industrial building or a warehouse" under Class H, Part 7. PD allows the expansion of the original building by 50% or 1000sqm (whichever is less).
5. The extension falls under Permitted Development rights Class H, Part 7. Proposed plan and elevations in Appendix 3.
6. The existing building internal footprint is 1798sqm and the proposed internal floorspace is 894sqm, which is less than 50% of the existing building and is less than 1000sqm.
7. The extension is less than the height of the building being extended as over 10m away from the site boundary and will be constructed using materials which have a similar external appearance to those used for the building being extended.
8. The extension also does not reduce parking or turning space and is not near a listed building.
9. The extension will only be used to extend the existing industrial processes which are already undertaken in the existing building.

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APPENDIX 1- EXISTING BUILDING IMAGES



North West of existing building



North West of existing building



South West elevation of existing building where extension is proposed



South West of existing building where extension is proposed



South West of existing building where extension is proposed



South East of existing building



South East



North East

APPENDIX 2- EXISTING BUILDING DRAWINGS

NDCG-MWA-XX-XX-DR-A-0001_Location Plan

NDCG-MWA-XX-XX-DR-A-0002_Existing Site Survey

NDCG-MWA-XX-XX-DR-A-0003_Existing Building Plan and Elevations

N

A 635

Greenacre

LB

Brick House

134.8m

NORTH LANE

Works

Rowling House

Conveyor

Tank

El Sub Sta

Conveyor

Hopper

Tanks

Works

Track

Path (um)

Track

Path (um)

Ponds

Tanyard Beck

Pond

Path (um)

Pond

Spoil Heap

Track

Path (um)

140.7m

Rev	Description	Drawn	Checked	Date
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S2

Purpose of Issue:
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Proposed Band Seal Factory Extension at
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Title
Location Plan

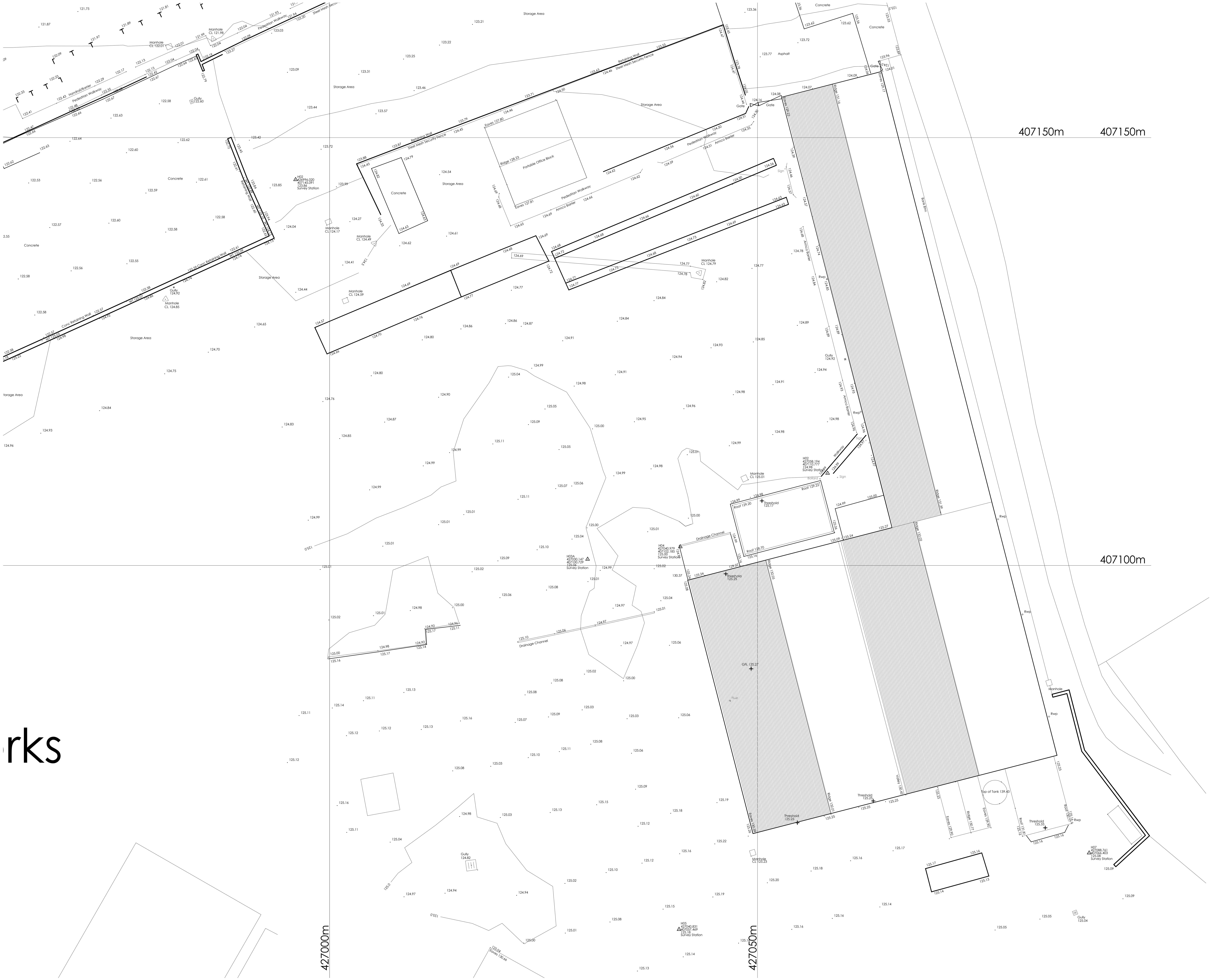
Client
Naylor Drainage Ltd

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Project	Originator	Volume	Level	Type	Role	Number	Revision
NDCG -	MWA -	XX -	XX -	DR -	A -	0001	P1

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Abbreviation & Symbol Key.

B	Bollard	GV	Gas Valve	PB	Post Box			SWG	Storm Water Gully
BT	BT Cover	IC	Inspection Cover	RE				TFP	Tarmac Footpath
CL	Cover Level	LB	Letter Box	RL	RootLine			ToW	Top of Wall
DK	Drop Kerb	LP	Lamp Post	RS	Road Sign			TP	Telegraph Pole
EL	Electricity Cover	MB	Multi Bole	SS	Street Name Sign			VP	Vent Pipe
EP	Electricity Pole	MH	Man Hole	RWP	Rain Water Pipe			WM	Water Meter
FH	Fire Hydrant	Mkr	Marker Post	SP	Sign Post			WP	Waste Pipe
G	Gully	NB	Notice Board	SV	Stop Valve			WT	Wall Top
GM	Gas Meter	P	Post	SVP	Soil Vent Pipe				

Site Survey Control & Datum Information

Grid Orientation:

Survey related to Ordnance Survey "OSGB36" at control point GPS10 and the survey data was processed on a plane grid. (No Scale Factor)

Level Datum:

OS Orthometric Hts

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Project

Proposed Band Seal Factory Extension at
Naylor Drainage, Clough Green, Cawthorne, Barnsley, S75 4AD

Title

Existing Site Survey

Client

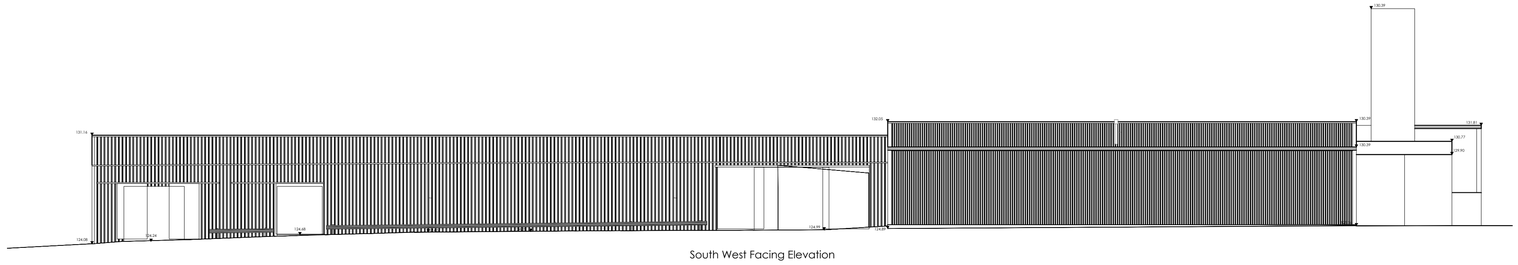
Naylor Drainage Ltd

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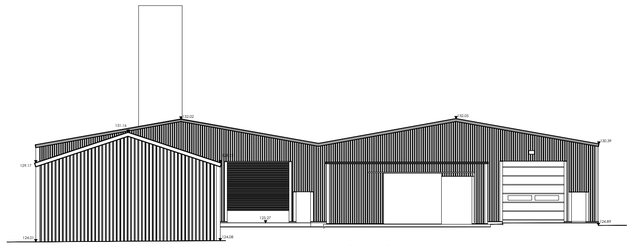
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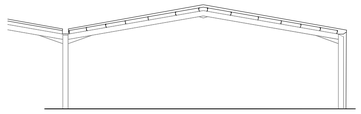
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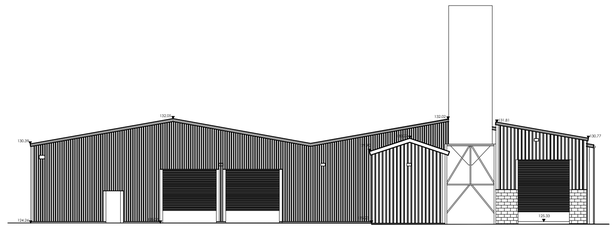
South West Facing Elevation



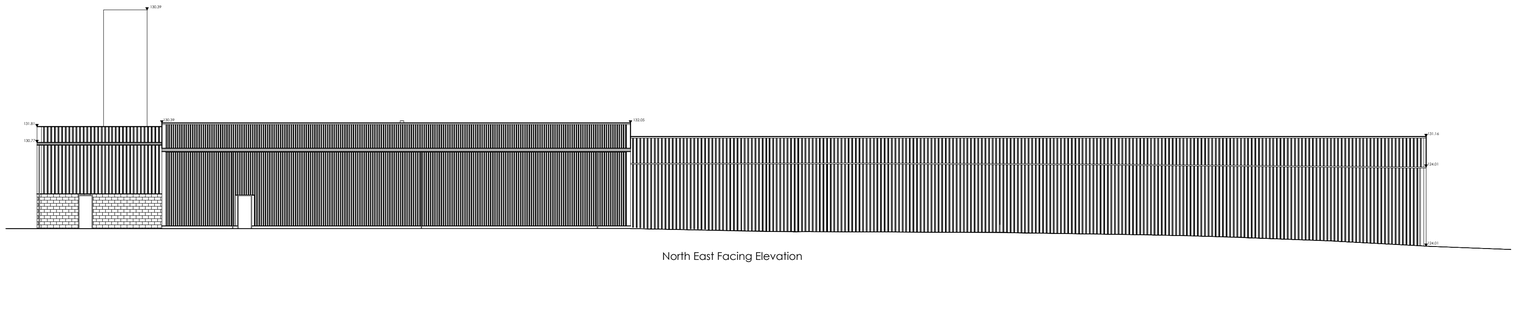
North West Facing Elevation



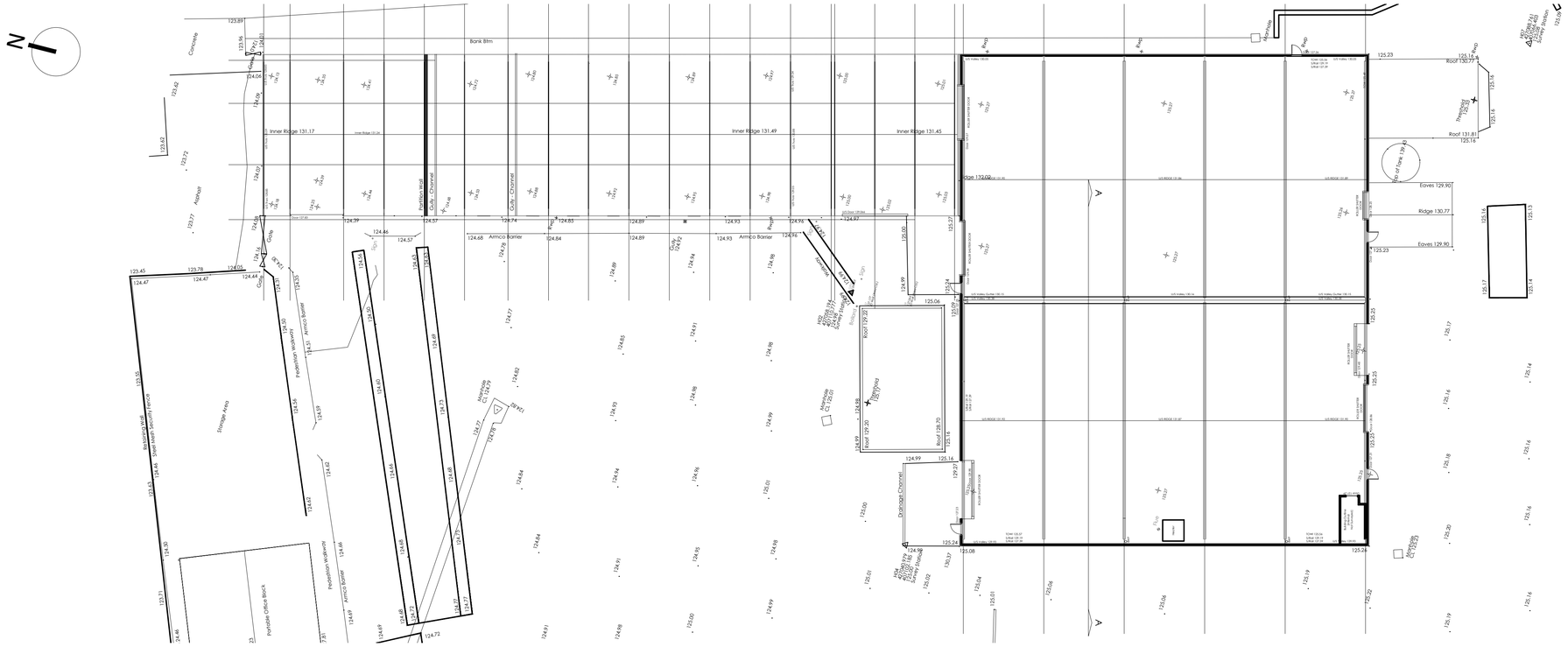
Simple Section A-A



South East Facing Elevation



North East Facing Elevation



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Title

Existing Building Plan and Elevations

Client

Naylor Drainage Ltd

MWA Project Ref	Scale	Original Paper Size	Paper Orientation	Drawn
6449	1:200	@A1	Landscape	NH

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Project	Originator	Volume	Level	Type	Role	Number	Revision
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APPENDIX 3- PROPOSED EXTENSION DRAWINGS

NDCG-MWA-XX-GF-DR-A-0004_Proposed Building Plan

NDCG-MWA-XX-XX-DR-A-0005_Proposed Elevations

NDCG-MWA-XX-XX-DR-A-0006_Proposed Site Plan

N

Bank Btm

Inner Ridge 131.17

Inner Ridge 131.49

Inner Ridge 131.45

Partition Wall

Gully - Channel

Gully - Channel

Armco Barrier

Armco Barrier

Pedestrian Walkway

Pedestrian Walkway

Manhole

Manhole CL 124.79

Manhole CL 125.01

Roof 129.20

Roof 128.70

Roof 130.77

Roof 131.91

Eaves 129.90

Ridge 130.77

Eaves 129.90

Top of Tank 129.43

Drainage Channel

Portable Office Block

Storage Area

Concrete

Fixed bollards

New personnel door

External yard re-graded around building to suit internal GFL

Gravel border

New personnel door installed into existing wall with landing into extension

+125.00

+125.00

Tool Room

Store

W.C

W.C

New personnel door with drainage channel

Fixed bollards

External yard re-graded around building to suit internal GFL

New 4m x 4m roller shutter with drainage channel

Rev	Description	Drawn	Checked	Date
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Title

Proposed Building Plan

Client

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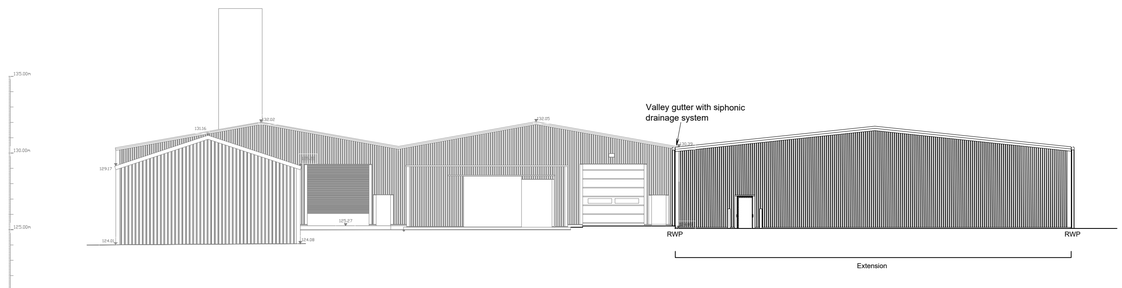
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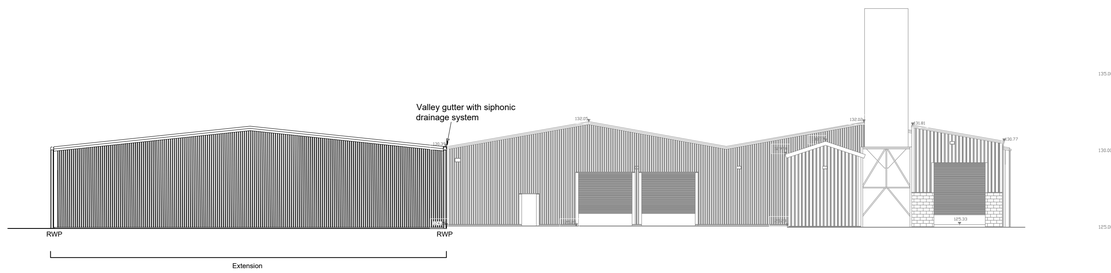
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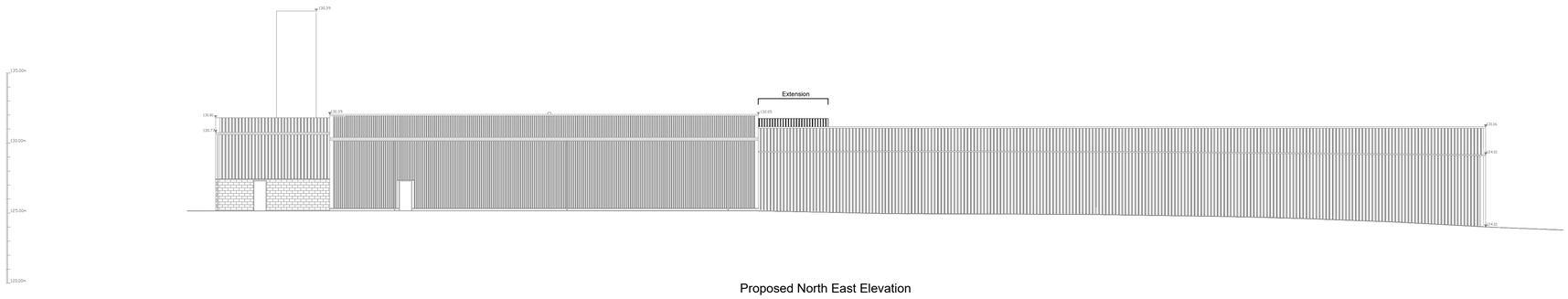
Proposed South West Elevation



Proposed North West Elevation



Proposed South East Elevation



Proposed North East Elevation

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Proposed Building Elevations

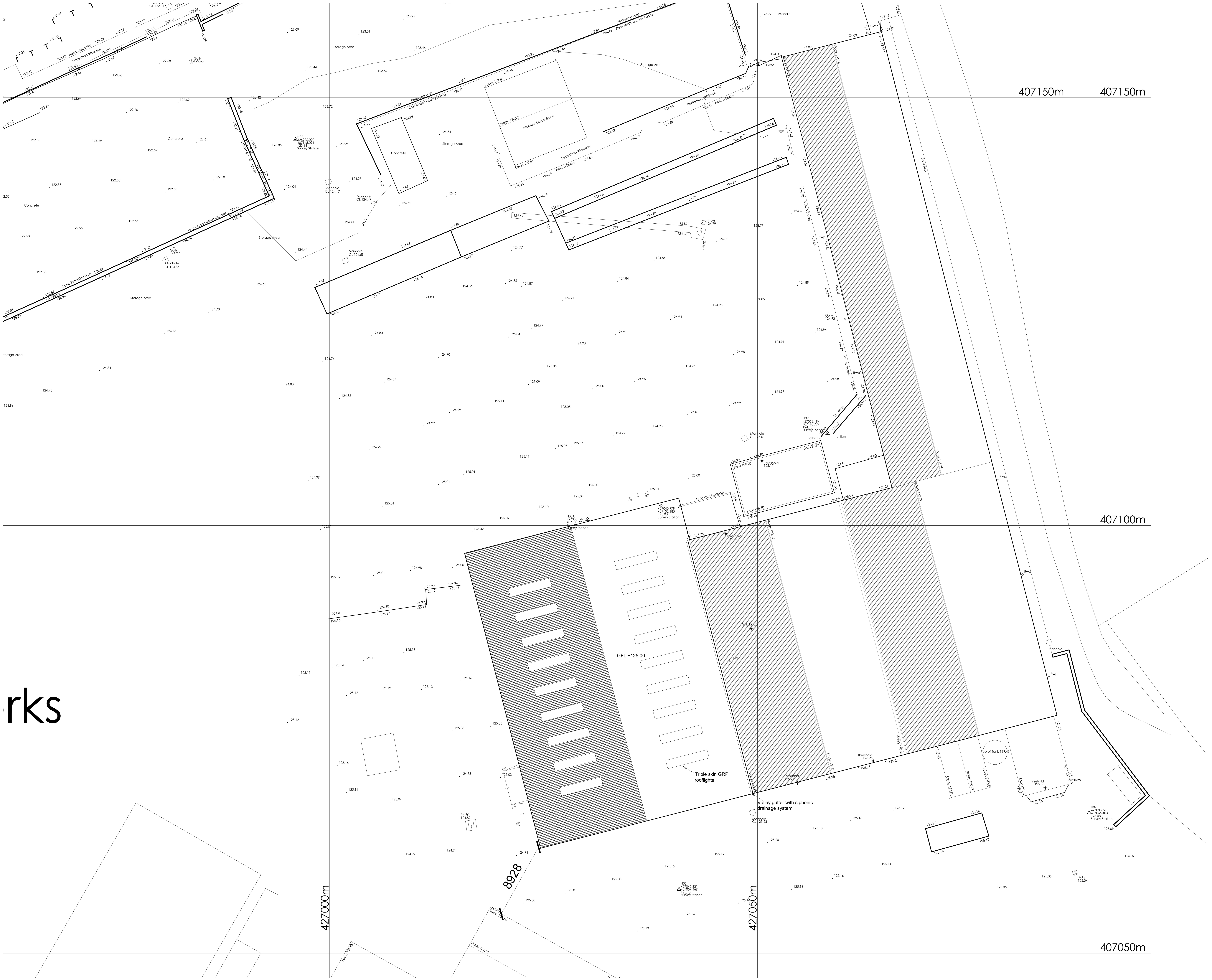
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