

**STATEMENT IN SUPPORT OF APPLICATION –
ERECTION OF DWELLINGS, LAND BETWEEN 17 AND 19 CROOKES STREET,
BARNSELY.**

Prior to the submission of this application discussions took place involving Highways, Planning, Environmental Health and the Barnsley Development Agency officers, and the proposal reflects the advice given.

The firm of Brian Totty Signs and Designs Ltd is a successful family business based in Barnsley. The firm designs, fabricates and then installs signs over a wide area of Yorkshire and beyond. The current premises were formerly part of a much larger engineering factory, and for a number of reasons the buildings and location are not suitable for a modern sign printing operation. With the majority of work now based on the use of computers to design and print the signs a very clean environment is necessary, which cannot easily be maintained in old workshop buildings. The layouts of the buildings are not appropriate for the processes involved. The fabric of the buildings is poor, in particular it has not been possible to make the main building watertight.

The site also suffers from access and parking problems because of its size and location. There is very limited space on site for parking, loading and unloading. Crookes Street is already heavily used for on street parking by the adjoining residents, and others visiting the town centre. Larger delivery vehicles cannot get into the site because of the limited size of the yard, and difficulty manoeuvring around parked cars. Vans need to be able to pick up the fabricated signs on a daily basis.

The purpose of the application is to enable the site to be sold and provide the finance for the purchase of modern premises within the Barnsley area. This will provide a firm foundation to secure the retention of a local business and 13 local jobs, and remove constraints that would prevent expansion in the future.

If the Council is willing to grant consent, the applicant would be happy to enter into a Section 106 Agreement that required the firm to relocate within the Borough and so preserve local employment.

Crookes Street is predominantly residential in character, and the replacement of the industrial premises by housing would improve the amenities of the current occupants.

In discussions with Council Officers it was made clear that housing development would not be acceptable if it might lead to complaints about noise from neighbouring employment uses. Residents of the new houses should not be subject to noise levels that could result in complaints and restrictions on existing businesses. On the basis of this advice a Noise Impact Assessment has been carried out by consultants, and a copy of their report submitted with the application. This concludes that with the use of appropriate construction materials, including double glazing and acoustic ventilation for rear windows, satisfactory noise levels could be achieved within the houses. Within the gardens daytime noise levels would not require any special noise attenuation measures.