

Planning Statement

Proposal to alter 2no. existing Class E Retail Units into 1no. Class E Retail Unit
and create additional Small Class E Retail Unit

Units SU11 & SU12, The Glassworks, Barnsley

Barnsley MBC

May 2025



BARNSELY
Metropolitan Borough Council

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1. Introduction

Barnsley MBC Property Services are seeking approval to combine 2no. existing retail units into 1no. larger retail unit with a view to attracting a medium sized national retailer to complement the existing offer in The Glassworks.

2. The Site

The units are located within The Glassworks Shopping Centre, which runs between Cheapside and May Day Green in Barnsley. The centre was officially opened in September 2021, providing a partially covered, modern shopping mall in the heart of the town centre. The centre is already home to several major high street retailers, some of whom have relocated from other premises in the town and others that have chosen to add Barnsley to their national portfolio. Barnsley MBC have been careful in their approach to lettings to ensure the retail offer reflects the needs of the local residents.

The vacant units, to which this application relates, are sited adjacent to River Island and The Fragrance Shop on the main mall. The units have been left open internally to provide flexibility to prospective tenants. The space has been used by the Barnsley MBC events team as temporary display spaces during town centre events and for storage of materials for the fitting out of the other units.

Barnsley Council's Estates Department have been working closely with their commercial agents to seek out suitable retailers for the vacant units. The recent acquisition of The Alhambra Shopping Centre by Barnsley MBC has prompted the development of a new town centre lettings strategy, which includes The Alhambra, Cheapside and The Glassworks. Recent interest from a medium sized national retailer has prompted the proposed changes to formally combine the two existing units into one.

Further to the above, Unit SU13 was partially taken by The Fragrance Shop, leaving around 70m² of retail space to the rear. As this space has a ready formed entrance from the mall, the Council have decided to expand the smaller Kiosk unit provision, which will see this space re-named as K05.

3. Pre-Application Advice

Initial contact was made with BMBC planning in April 2025 to discuss the proposals with a view to confirming the type of application required as well as the level of supporting information expected inline with the national and local validation requirements.

The planning team confirmed that there was no requirement for Change of Use but an application should be submitted for the amalgamation of the units, the formation of the new Kiosk and the alterations to shopfront doors/glazing. An Advertisement Consent application would also be required for any signage and a separate planning application will be required for any roof mounted plant. These applications will need to be submitted by the tenant and this will be communicated during the tenants engagement meetings with the landlord team.

With regards to the validation requirements and supporting documentation, it was agreed that this would be minimal due to the nature of the proposals. We will expand on this further in the document.

4. Proposed Development

The proposed development will see the amalgamation of Units SU11 & SU12 to form one larger unit. The surplus space to the rear of SU13 (The Fragrance Shop) will be partitioned off to form a new Kiosk unit.

The existing sliding entrance doors to unit SU11 will be replaced with fixed glazing, leaving a single point of access to the unit.

All internal fit out works will be undertaken by the tenant.

The internal fit out of the Kiosk unit will be undertaken by Barnsley MBC's Property Team prior to letting.

5. Planning Policy

National Planning Policy Framework

As both units are already Class E Retail Use, we feel that consideration and compliance with the NPPF has already been suitably addressed.

Barnsley Local Plan

The Barnsley Local Plan was adopted in January 2019 and is available on the BMBC website. The plan covers future development up to the year 2033. The plan outlines the Council's vision for the future of Barnsley and its residents as well as aspirations to be involved with the wider city regions including Leeds and Sheffield.

The plan outlines Barnsley's commitment to economic growth including provision of jobs, improvement in living conditions/quality of life, improving the choice of homes and protecting and enhancing environmental assets.

Relevant Policies

Given the relatively minor nature of the works, many of the Local Plan Policies don't apply, however, we have opted to address the following policies that could be considered as relevant to the proposed development

- TC1 - Town Centres
- BI01 Biodiversity and Geodiversity

TC1 - Town Centres

Policy TC1 addresses the need for redevelopment and enhancement of the existing town centres in the borough.

Since the adoption of the Local Plan in January 2019, there has been extensive redevelopment in the main Town Centre with the Markets, Glassworks, Public Space Improvements, The Lightbox (Library) and more recently the completion of the Eldon Street regeneration project.

The proposed alterations will support this by improving the type and size of units available to prospective retail tenants.

Based on the information provided above, we feel the proposed development has adequately addressed all the criteria under TC1.

BI01 – Biodiversity and Geodiversity

Policy BI01 relates to the conservation and enhancement of biodiversity and geological features.

As the units are in an urban area with no external space and therefore has a baseline of zero habitat units. We believe this means the development will be exempt from the mandatory Biodiversity Net Gain requirements.

Based on the information provided above, we feel the proposed development has adequately addressed all the criteria under BI01.

6. Other Considerations

Operation of the proposed unit

The proposed unit will be subject to the same operational constraints as all other units within The Glassworks.

Transport

The Town Centre location means the proposed unit already has well-established public transport links, with May Day Green Square providing a direct pedestrian link to the bus and train stations. There are two large multi-storey car parks in the Glassworks and Alhambra as well as council operated surface car parks in and around the Town Centre.

Deliveries

Deliveries to the units will be via the basement where there are purpose-built loading docks. Stock is then moved internally via back of house corridors and lifts to the units storage space.

Employment Opportunities

The new unit will provide employment opportunities to local residents and all retailers are encouraged to work with The Glassworks marketing team when advertising for new staff.

Sustainability

The Glassworks Fit Out Design Guide (or Tenant Handbook as it's also known) promotes the use of sustainable materials and energy efficient plant as part of the tenant fit out works. This is also supported through the Building Regulations application, ensuring compliance with the relevant Approved Documents.

Access

The existing units are located at ground floor level and have level thresholds from the mall. Accessible parking spaces are provided in both the Glassworks and Alhambra car parks. Accessible toilet facilities are also located within the Glassworks.

Further Applications

As referenced in Section 3, this application relates only to the amalgamation of the two units to form one larger unit and the formation of one new Kiosk unit. The tenants fit out design will be expected to take into consideration the design guidance provided within the Tenants Handbook, which captures the key elements of the Supplementary Planning Document on Shopfront design. As Landlord, Barnsley MBC will ensure this is implemented at the fit-out design approval stage prior to

any on site works commencing. The tenant will be responsible for submitting any additional statutory applications.

7. Summary

The application seeks approval to combine 2no. existing retail units into 1no. larger unit with a separate smaller Kiosk unit.

We believe there will be a benefit the local economy through the creation of jobs as well as further increasing the footfall of the already thriving retail offer in the Town Centre.

We believe the justification outlined in this statement, with the support of the other documents included with the application, demonstrates that the development will have a positive impact on the Town Centre.