

STATEMENT IN RESPECT OF SOFT LANDSCAPING

Re: Condition 10 of
Planning Consent
2020/1249 dated 03/03/2021

**Conversion of Existing Building to
Drive Thru Coffee Shop &
Erection of Hot Food Delivery Hub**

at

**Doncaster Road
Barnsley, S70 3PE**

for

**Four Oaks 5 Property Investment
Limited**

Date: March 2021

Ref: 1974-P-SLS



Offices 1 & 3 22-23 Bayley Lane Coventry CV1 5RJ

Telephone: 024 7622 0387 Email: email@saundersarchitects.co.uk

Saunders Architects is a trading name of Saunders Architects LLP
Registered in England & Wales Registered No OC307148

1.0 **Overview**

1.1 **The Approved Proposals**

The proposals that have been approved by Planning Consent 2020/1249 dated 03/03/2021 are for the conversion of the former restaurant into to drive thru coffee shop, together with changes to the external facing materials and the site layout including the reinstatement of drive through lane and the erection of a separate detached building to be used as a hot food takeaway delivery hub.

As can be seen by reference to the approved planning drawings, there are no proposals to remove any trees or modify the existing soft landscaping.

2.0 **The Existing Landscaping**

2.1 **The site**

The application site is triangular in shape on plan.

To the north is a short section of the Doncaster Road which runs between the main Doncaster Road A365 dual carriageway and Grange Lane, A633. To the east is the site of the former Black Bull pub which has been demolished. To the south west the site is bounded by a pedestrian footpath along the Doncaster Road A365 dual carriageway.

2.2 **The Existing Trees**

With reference to Barnsley Metropolitan Borough Council's interactive, online Tree Preservation Order plan, none of the trees are the subject of a Tree Preservation Order.

The existing trees are well established and are generally located along and close to the northern and south western boundaries. None of the trees are of a low quality. They range in size from 3m to 10-12m high and are deciduous. The principal and more mature trees are maple, and these are complemented with some rowan and alder.

The trees will be protected during construction works in accordance with the Tree Protection Plan drawing no 1974-P-38 and the details submitted in respect of the separate Planning Condition No 4.

2.3 **The Existing Soft Landscaping**

There are established hedging to the site boundaries, together with various shrub planting and other areas given over to grass.

2.4 **Existing Soft Landscaping Retained**

As noted above, and with reference to the approved planning drawings, there are no proposals to remove any trees or modify the existing soft landscaping.

The existing established soft landscaping and trees are very suitable for retention, they complement the proposals in every respect and there is no justifiable reason to change what is there.

There will be the usual seasonal maintenance and tidying up of the existing trees, hedges and shrubs but such work does not require approval from the local authority.

3.0 Photographs



The site viewed from the South West across the main Doncaster Road A365 dual carriageway



The site viewed from the East looking down the main Doncaster Road A365 dual carriageway



The site viewed from the East looking down the original Doncaster Road