



Peter Wade Consultancy
CONSULTING ENGINEERS

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PLANNING STATEMENT

**LAND AT HOYLE MILL
PONTEFRACT ROAD
BARNSELEY
S71 1HF**

PROPOSED CAR SHOWROOM & WORKSHOPS

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1. Description of the scheme

- 1.1. The planning application associated with this statement is approval of reserved matters for a car showroom and associated workshops, pursuant to outline application 2020/0705. full permission to extend and convert a single storey brick building to two shops. The site is located off Pontefract Road, Barnsley, S71 1HF.
- 1.2. The development plot is situation on Pontefract Road, A628, a major route between Barnsley and Pontefract, east of Barnsley Town Centre. The area is characterised by a combination of industrial/commercial use and residential use. To the north a small industrial estate is located, warehouse/commercial shop to the west, industrial plant to the south and terraced houses to Elm Row to the east.
- 1.3. The building plot is defined by Pontefract Road to the north, boundary fencing to the west, a retaining wall to the south and has does not appear to have significant boundary features to the east, but a change in level and scrub vegetation is apparent.
- 1.4. The plot area is approximately 5000 square meters, providing space for the buildings and associated parking.
- 1.5. The site is generally level but is at a higher elevation than the main road and houses to the east. An access from the site onto Pontefract Road is existing and shared with the commercial unit to the west.
- 1.6. There are not any public footpaths or bridleways across the site, and the site is not within a Conservation Area. The site is designated H1351 on the brownfield register and is within the Dearne Valley Green Heart nature improvement area.

2. Use

- 2.1. The proposed showrooms will be used by the employees/owners and members of the public. The workshops will mainly be used by employees.
- 2.2. The developer and future occupier owns a number of successful car showrooms and workshops, including SEAT, MG, Renault, Dacia, and Hyundai branded dealers about ¾ of a mile to the west of the proposed development.

3. Amount

- 3.1. The main showroom and workshop building has an internal floor area of about 1090m², and the valet building has a floor area of about 78m².
- 3.2. It is anticipated that the involvement of local authority groups and evaluation of any comments from them shall be addressed during the due course of the planning process.
- 3.3. Following approval of the planning application, a building regulations application will be made.

4. Layout

- 4.1. The layout of the site includes an entrance northwest corner, leading to parking at the back of the site and a car display area at the front of the site. The main building is centrally located within the site. The valet building is located in the southeast corner of the site.
- 4.2. The layout of the main building consists of three main components: single storey car showroom with butterfly roof, tall parts storage and office area with flat roof, and a metal clad workshop at the rear.
- 4.3. The layout of the valeting building is simplistic, with three roller shutter doors to its front and a single personnel door to the side.

5. Scale

- 5.1. The main building has a T-shaped plan, with longest width approximately 37m and length 46m. The height varies with the particular part of the building, but it has been designed such that a 25 degree line from the nearby dwellings will not intersect the new building, in accordance with appendix 1 of the Barnsley “Residential Amenity and the Siting of Buildings” SPD. This is shown on drawing 3450/11 Site Sections.
- 5.2. The valet building is to be approximately 6m x 14m and 4.2m tall, nestled in the back of the site in front of a tall retaining wall, it is not expected to have any significant impact on neighbouring uses.
- 5.3. The proposed scale is consistent with other industrial and commercial uses in the area.

6. Appearance



- 6.1. The main building comprises a showroom at the front, offices and parts store to the middle and workshops at the rear.
- 6.2. The main showroom is to have a grey metal butterfly roof, with lower metal fascia in timber brown. Black facing brickwork is to be used to the lower part of walls and columns. The walls are largely glass, with grey micro-rib cladding above the glazing.
- 6.3. The middle offices/parts store is to be clad with micro-rib cladding to the higher levels and black facing brickwork below.
- 6.4. The workshop is to have silver roof panels and ribbed metal cladding, with lower walls of black facing brickwork. Doors to be grey, with sectional doors with windows for vehicles.
- 6.5. The valeting building will have similar materials as the workshop.
- 6.6. The materials are overall of high quality. As the manufacturer that is to be associated with the building is not yet known, the neutral colour palette will ensure any manufacturer branding required will not clash with the building colours.

7. Landscaping

- 7.1. The site is bounded by trees above a retaining wall to the south which is to remain. A bank with scrub vegetation to the east is to be altered and replanted with good quality screen vegetation to create a banked buffer zone, protecting the amenity of the residential occupiers next door.
- 7.2. Along the road frontage, a small retaining wall is proposed with low groundcover planting above, to the border of the car display area.
- 7.3. Most of the site is to be covered with hardstanding for vehicle parking and manoeuvring.

8. Access

- 8.1. An access shared with the commercial unit to the west is present and is to be reused for this development. The site is highly accessible via the A628 to local trunk roads and the M1 and onward motorway network. Access to the town

centre is via the A628. Bus stops are present about 50m from the site with very regular busses to the town centre. The site is about a 20 min walk from Barnsley Interchange.

- 8.2. 28No. parking spaces are shown on the site plan, including 2No. disabled spaces close to the main entrance and 2No. spaces with designated electric vehicle charge points.
- 8.3. All accommodation is at ground floor level. Stepless access will be possible to the main entrances of buildings and external car display areas. The development will be designed to comply with part M of the Building Regulations regarding accessibility.

9. Other Considerations

- 9.1. There are no current employees related to the site. It is expected that 52 full time employees might be employed at the site after the development is complete, along with 2 part time roles.
- 9.2. Expected hours of opening are:

	Showroom	Workshop/Valet
Monday – Friday	09:00 to 19:00	08:00 to 17:30
Saturday	09:00 to 18:00	08:00 to 12:30
Sunday	10:30 to 17:00	Closed

- 9.3. Principles of sustainable urban drainage are to be employed. All rainwater that is collected is to discharge to soakaways within the site, site soil conditions permitting.
- 9.4. The proposed development is within flood zone 1 and is not at risk due to flooding.
- 9.5. The works are to be designed to meet Building Regulations Approved Document L2A to conserve energy and reduce carbon dioxide emissions.



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