

Barnsley Metropolitan Borough Council
Planning Development Management
PO Box 634
Barnsley
S70 9GG
FAO Helen Willows

By Planning Portal Only**Date:** 12 April 2024**Our ref:** 67783/01/JW/KJ/30562872v1

Dear Ms Willows

Unit 1B, Barnsley Retail Park, Barnsley, S71 1JE: Change of use to restaurant/ hot food takeaway (Use Class E / Sui Generis)

We are pleased to submit a full planning application, on behalf of our client McDonald's Restaurants Ltd, for the proposed change of use of Unit 1B, Barnsley Retail Park. The application seeks planning permission for the following development:

"Change of use from a restaurant (Use Class E) to restaurant/hot food takeaway use (Use Class E/sui generis), new shopfront, elevational changes, and associated works."

Application Submission

The application has been submitted via the Planning Portal (ref: **PP-12916643**) and comprises the following:

- 1 Completed application form;
- 2 Application drawings (see Annex 1), prepared by AEW Architects;
- 3 Planning Statement, prepared by Lichfields;
- 4 Economic Operator Statement, prepared by Lichfields;
- 5 Highways Supporting Statement, prepared by AMA;
- 6 Odour Control Assessment, prepared by CDM Partnership; and
- 7 Health Impact Assessment, prepared by Lichfields.

Proposed Development

This application seeks planning permission for the change of use of the existing restaurant (Use Class E) to a restaurant/ hot food takeaway (Use Class E / Sui Generis) to be operated by McDonald's.

The following external works are proposed:

- New shopfront including glazing & sliding entrance doors with 1050mm clear opening. Frames decorated grey to match existing;
- Proposed cladding and low-level brick plinth infill to match existing; and
- A new back of house door to the north elevation, finished in grey RAL 7022.

No extensions are proposed, and the restaurant/hot food takeaway will operate from the existing unit. The customer entrance is located to the front of the store. A dedicated access for deliveries is located to the rear, north elevation. Main deliveries will be serviced to the front. The proposals will utilise existing drainage arrangements.

The wider site comprises car parking areas, along with a servicing area, pedestrian and vehicular accesses and associated landscaping.

The unit will be open between the hours of 06:00 and 00:00 (midnight).

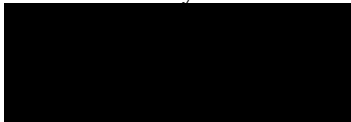
The proposal will bring a vacant unit back into active use. In accordance with paragraph 89 of the NPPF, the application will make best use of previously developed land, and of a site that is physically well-related to existing settlements.

For details of the application proposals, please refer to the Planning Statement and other application documents.

Summary

We trust that we have provided all information required for you to validate and progress the application and will call in due course to discuss timetables for determination. Should you have any queries or wish to discuss any of the above in the meantime, please do not hesitate to contact me or my colleague Katie Jones, using the contact details above.

Yours sincerely

A black rectangular box redacting the signature of Tom Willshaw.

Tom Willshaw
Associate Director
BA (Hons) MSc MRTPI

Annex 1: Drawing Schedule

Drawing Title	Drawing Number	Rev
Location Plan	13694_AEW_2558_0001	A
Block Plan	13694_AEW_2558_0002	A
Existing Site Plan	13694_AEW_2558_0003	A
Proposed Site Plan	13694_AEW_2558_0004	A
Existing & Proposed Building Elevations	13694_AEW_2558_0005	-