

---

# Planning Statement

---

Redevelopment of MC  
Mills Building into  
Food and Drink  
premises / Wedding  
Venue

---

MC Mills Lower  
Castlereagh Street,  
Barnsley, S70 1AR

---



## 1.0 Introduction

- 1.1 White Agus Partnership are proud to submit an application for the conversion and redevelopment of the former MC Mill building, Castlereagh Street, Barnsley into a mixed use Food and Drink establishment to also be used as a wedding venue. This statement is prepared in support of the application relevant to the conversion and extension of the building to facilitate the proposed use.
- 1.2 The application is supported by the following documentation:

Document	Reference Number	Author
Site Plan and Location Plan	19-179 dwg No.07	White Agus Partnership
Floor Plans	19-179 dwg No.08 June 21	White Agus Partnership
Elevations	19-179 dwg No.09 June 21	White Agus Partnership
Elevations	19-179 dwg No.10 June 21	White Agus Partnership

- 1.3 This Planning Statement will describe the application site and the surrounding area, the proposed development, and assess the proposals against the relevant planning policy framework.
- 1.4 The Statement shall also outline the sustainability credentials of the development and clearly demonstrate that the benefits of the scheme outweigh any potential adverse impacts.

## 2.0 Description of the Site and Surroundings

- 2.1 The application site refers to the former MC Mill warehouse located on Lower Castlereagh Street, and the junction to Blucher Street, within the southern area of Barnsley Town Centre. The building is part 2 and part 3 storeys in height, its aged from around the late 1960's and is of a somewhat utilitarian appearance, being constructed from a simple brindle brick with a flat roof. The building is set at an acute angle to the highway, it presents a 3 storey gable and 2 storey flat roof outrigger to the highway. Immediately to the east of the building is an enclosed yard which is accessed from gated entrances onto Lower Castlereagh Street. To the rear of the premises is the A628 Westway, views of the building are largely screened by mature trees along this boundary, located directly opposite the building on Blucher Street is the Grade II listed Wesleyan Reform Church.
- 2.2 The building was previously occupied by MC Mill & Co Ltd, a family-run engineers merchants who had had a long-standing presence in Barnsley. Sadly the company ceased trading in November 2019 and the building has stood vacant since.

2.3 The surrounding area is defined within the Local Plan as being in the 'Southgate' zone. The area has a mixed use character which includes a focus for leisure and entertainment activities towards Wellington Street and Pitt Street, employment uses, surface car parks and religious buildings. The public realm and general environmental quality around Castlereagh Street is quite poor and there is little consistency in the appearance and form of buildings.



Photograph 1: Site location within the Town Centre



Photograph 2: Existing North East Elevation



Photograph 3: Elevation presented to Lower Castlereagh Street



Photograph 4: View looking west along West Way



Photograph 5: View along Lower Castlereagh Street

### 3.0 Development Proposals

3.1 The application seeks full planning permission for the conversion of the former M.C. Mills building into a ground floor drinking establishment with expanded food (sui generis). The upper floors of the building would be used as licensed premises to primarily accommodate wedding function but also other hospitality events. To facilitate the change of use and maximise the buildings potential extensions and alterations are proposed as follows:

- 3 storey infill extension to Lower Castlereagh Street elevation to provide access, welfare facilities and increased storage;
- Second floor extension across the building to accommodate function room;
- Creation of external (covered) stairwell to southern gable;
- Re-cladding of building and introduction of new window openings;
- Introduction of 1st and 2nd floor balconies accessed from bi-fold doors; and
- Comprehensive internal refit and new entrance.

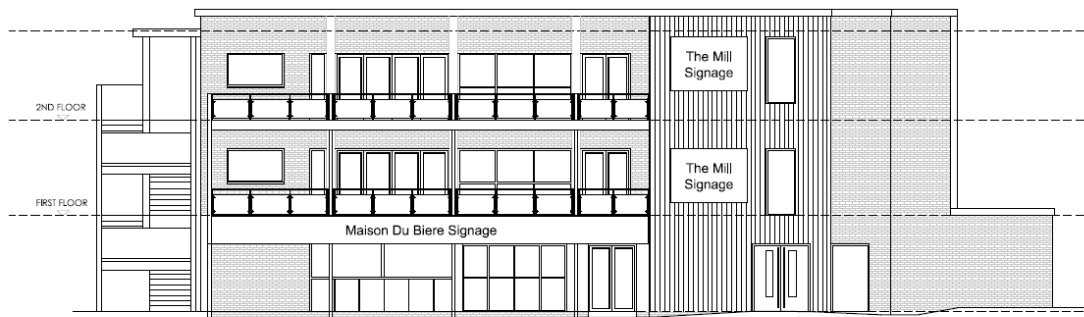
3.2 The alterations would extend the floor areas within the building as follows:

	Existing	Proposed	Percentage Increase
Ground Floor	209sqm	234sqm	11.9%
First Floor	195sqm	217sqm	11.2%
Second Floor	53sqm	217sqm	309%
Total	457sqm	668sqm	46.1%

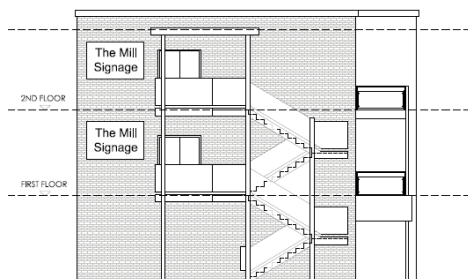
3.3 The proposals would secure the comprehensive redevelopment of the existing building. The development represents a more considered approach to address comments made from the Local Planning Authority. The venue would effectively trade as two businesses, the ground floor would be occupied by Maison Du Biere, award winning craft ale specialists who have traded successfully from Elsecar heritage centre, they are growing their brand and want to bring their unique tap and shop experience to Barnsley Town Centre. The upper floors would then trade as the 'Mill' which will be operated by the Yorkshire Catering Company. The venue will cater primarily for wedding and corporate events but will also be available for a range of hospitality events to include, but not limited to, music events, craft and wedding fayres, street food events and conferences.

3.4 The Yorkshire Catering Company want to provide a unique wedding venue experience. At present it is felt options are within Barnsley area, particularly the Town Centre are limited, the proposals seek to address this by providing a vibrant venue within the heart of the town. The Yorkshire Catering company is a well respected operator with over 100 weddings pencilled in for 2021/ 22 season, the company have worked alongside major clients such as Bradford Football Club, NHS, West Yorkshire Police, Leeds Building Society just to name a few. As a wedding venue this would cater for up to 170 guests. The investment within the site would secure in the region of 40 full and part time jobs covering a wide range of hospitality positions such as chefs, front of house staff, bar operatives, general managers.

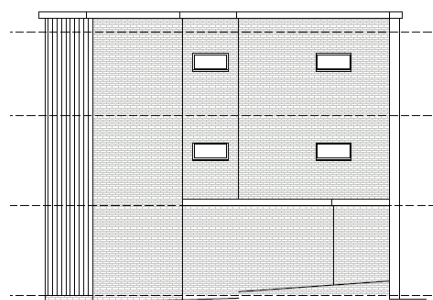
## 4.0 Plans



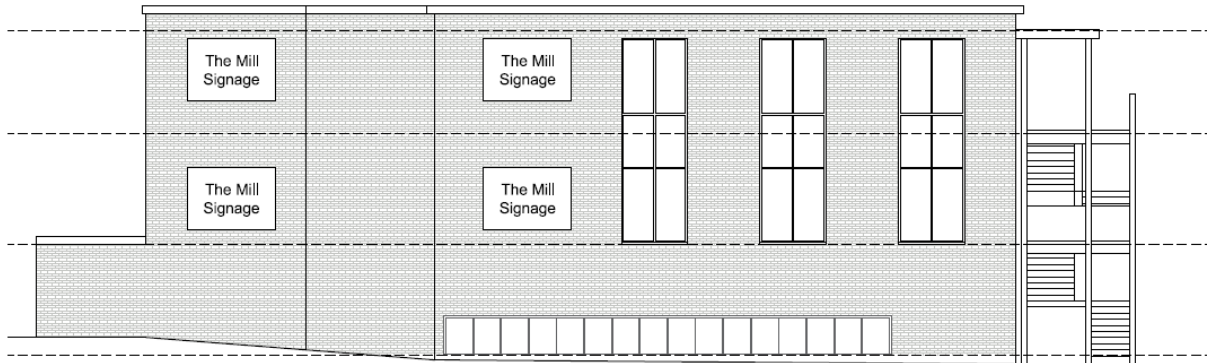
PROPOSED NORTH EAST ELEVATION



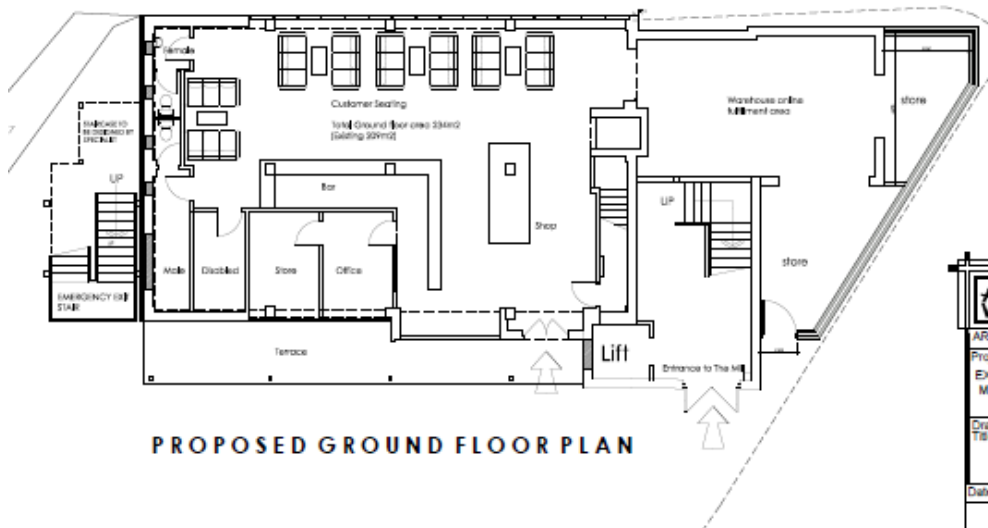
PROPOSED SOUTH EAST ELEVATION




PROPOSED NORTH WEST ELEVATION

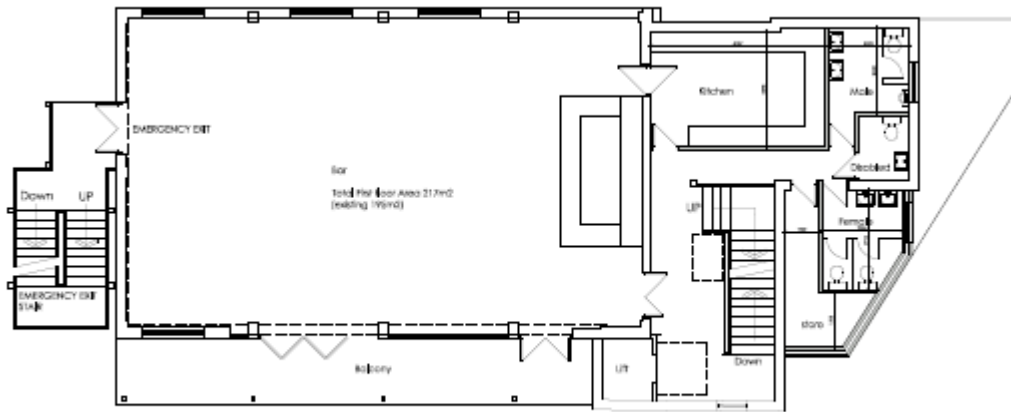


PROPOSED SOUTH WEST ELEVATION

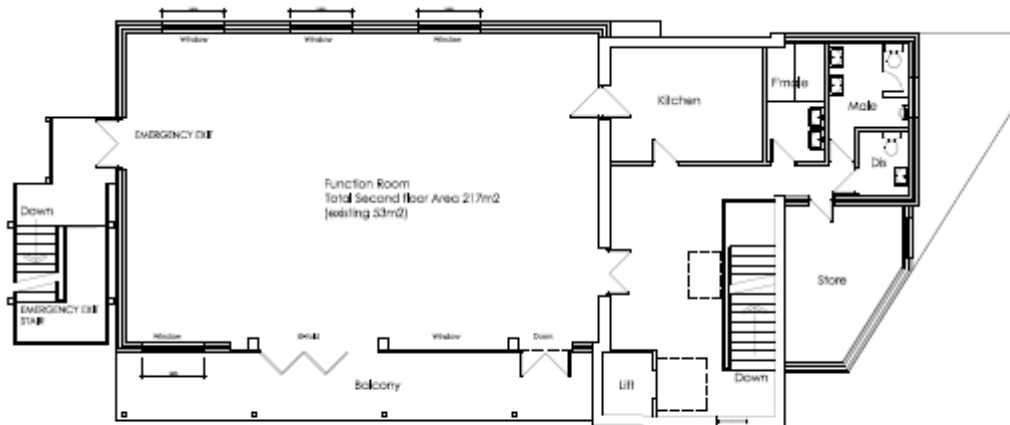


PROPOSED GROUND FLOOR PLAN

		
ARCHITECTURAL SERVICES		
Project:		
EXTENSION & CHANGE OF USE TO FORM		
M.C. MILLS, LOWER CASTLEREAGH ST		
BARNSELY, S70 1AR		
Drawing Title:		
FLOOR PLANS		
Date	Scale	Description



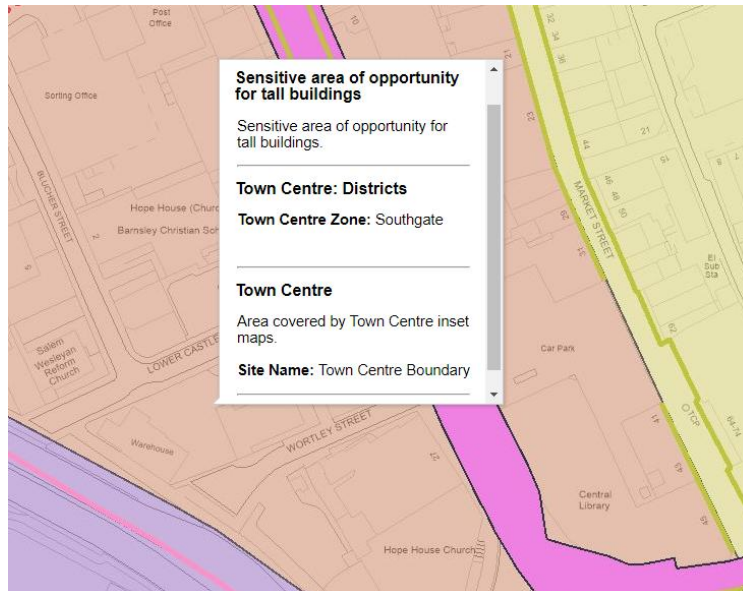
**PROPOSED FIRST FLOOR PLAN**



**PROPOSED SECOND FLOOR PLAN**

## 5.0 Planning Policy

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. The Statutory Development Plan comprises of the Barnsley Local Plan Adopted January 2019 .



- 5.2 The Local Plan allocation Map designates the site as being within the Town centre boundary, the site falls within the defined Southgate area which is also identified as sensitive area of opportunity for tall buildings. The site is not within a Conservation area although it does neighbour the listed Salem Wesleyan reform Church.
- 5.3 In recognition of the sites allocation the following Local Planning policies are relevant to the determination of the application:
- 5.4 Local Plan Policies
- TC1- Town Centres - This is a completely retail / commercial centric policy aimed at improving the vitality and viability of Barnsley Boroughs established Centre.
  - GD1 – General Development – Development will be approved if there will be no significant adverse effect on the living conditions and residential amenity of existing and future residents.
  - D1 – High Quality Design and Place Making – Development is expected to be of a high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and other features of Barnsley.

- BTC1 Daytime and Evening Economies - Encourages diversification of daytime and evening economy. Preference given to entertainment uses which serve food. Need to add to range and diversity of uses on offer and increase customer choice.
- BTC2 Late night uses - Late night uses will only be encouraged Wellington Street, Peel Street, Market Street, Market Hill and Grahams Orchard (defined as beyond 00:00hrs)
- BTC6 Building Heights - Located in a sensitive area of opportunity for tall buildings
- BTC17 Southgate District -Permits offices, residential development, assembly and leisure uses, hotel, food and drink uses and car parking within the Southgate District. Retail development will be allowed on Market Street, Pitt Street and as part of a mixed use development at the former Co-op Pioneer site on Peel Street
- T4 – New Development and Transport Safety – New development will be expected to be designed and built to provide all transport users within and surrounding the development with safe, secure and convenient access and movement.
- HE1 - The Historic Environment - Encourages developments which help the management, conservation, understanding and enjoyment of Barnsley historic environment.
- HE2 - Heritage Statements and general application procedures - Proposals that are likely to affect known heritage assets or sites where it comes to light there is potential for the discovery of unrecorded assets will be expected to include a description of the heritage significance of the site and its setting.
- CC1 - Climate Change - Seeks to reduce the causes of and adapt to the future impacts of climate change.
- CC2 - Sustainable Design And Construction - Development will be expected to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.
- CC3 - Flood Risk - Seeks to reduce the impact of flooding from development.
- CC4 - Sustainable Drainage Systems (SuDS) - Promotes the use of SuDS on both major and minor development. Identifies that planning applications should be supported by a detailed drainage plan.
- CL1 – Contaminated and Unstable Land – Where future users or occupiers of a development would be affected by stability issues proposals must be accompanied by a report which shows that investigations have been carried out to work out the nature and extent of the stability issues and the possible effect they may have on the development and its future users. Dependent on the results of the report, a set of detailed measures should be provided to allow the development to go ahead safely by addressing land stability issues resulting from former coal mining activities.
- Poll1 - Pollution Control and Protection - Does not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

5.5 Supplementary Planning Guidance :- The following LDF Supplementary Planning Documents have now been adopted which are relevant to the proposal:-

- 'Parking' states that the parking standards licensed restaurant/public houses is 1 space per 4sqm gross floor area. Generally parking bays should be 5m x 2.5m.
- Barnsley Building Heights Study; - Informs the assessment which should be undertaken relevant to Tall buildings within Barnsley Town centre.

5.6 The National Planning Policy Framework (NPPF), came into force on 27 March 2012 and was subsequently revised in February 2019. It is a material consideration in planning decisions. At the heart of the NPPF is a presumption in favour of sustainable development, and the policies, taken as a whole, constitute the Government's view on what sustainable development in England means in practice for the planning system.

5.7 There are three dimensions to sustainable development, which include an economic role (contributing to building a strong, responsive and competitive economy), a social role (fostering well designed built environment, with accessible services that reflect current and future needs) and an environmental role (which includes minimising waste and pollution).

5.8 Permission should therefore be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

5.9 Relevant Chapters:

- Chapter 6 - Building a strong, competitive economy
- Chapter 7 - Ensuring the vitality of town centres
- Chapter 8 - Promoting healthy and safety communities
- Chapter 9 - Promoting sustainable travel
- Chapter 11 - Making effective use of land
- Chapter 12 - Achieving well-designed places
- Chapter 14 - Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 - Conserving and enhancing the natural environment
- Chapter 16 - Conserving and enhancing the historic environment.

## 6.0 Planning Assessment

6.1 There are two elements of the planning application, that relevant to the change of use and that relevant to the proposed extension and alterations to the building require to facilitate the use. These aspects are considered to be wholly acceptable when assessed against the provisions of the Barnsley Local Plan and relevant guidance of the NPPF.

6.2 National Planning Guidance is committed to the development of Town Centres. Paragraph 85 of the framework identifies that decisions should take a positive approach to their growth, management and adaptation. There should be no dispute that the proposals represent 'town centre' uses associated with the leisure and hospitality industry which is a

major contributor to the UK economy. Such uses are fully compatible with a town centre location as identified by local and national planning policy. Policies indicate that town centre uses should be allowed to grow and diversify in a way that can respond to changes in leisure and retail industries. The Barnsley Local Plan shares this vision, policy TC1 strives to focus new town centre development within existing centres. The economic Strategy 2012-2033 strives to develop a vibrant town centre with a strong leisure offer. There is at present a shortage of wedding venues within Barnsley Town Centre, the majority of established venues are located at out of centre sites which draws trade away from the Town Centre. The proposals represent an opportunity to address this imbalance and bring a unique venue and leisure opportunity within the heart of the town. The investment would complement the existing and growing hospitality sector within the centre and help to strengthen Barnsley's presence as a leisure destination within the Sheffield and Leeds city region. This is considered to be wholly compliant with the Economic Strategy and strategic objectives of policy TC1.

- 6.3 The site falls within the Southgate District of the Town centre. Policy BTC17 is the applicable policy, it states that the area has the potential to become a lively mix of residential, leisure and business uses which could be considered to be Barnsley's entertainment quarter. To facilitate this policy BTC17 permits the following uses; 'offices, residential development, assembly and leisure uses, hotel, food and drink uses and car parking within the Southgate District'. The previous b1/b2 (MC MILLS engineering) use is considered to be incompatible land use in comparison to the vision of the Local Plan. The proposed mixed use bar/Wedding venue will cater for a wide range of hospitality (leisure) uses within the heart of the district and complement the aspiration of growing the Southgate District as the principle entertainment quarter of the town.
- 6.4 Policy BTC1 (The daytime and evening economies) states that the Council will work with developers and operators to diversify the daytime and evening economies. The policy supports leisure/hospitality uses relevant to food, drink and entertainment developments. A number of preferences are listed within the policy, all of which are considered to be addressed positively by the proposals, these are summarised as follows;
- **Cater for a range of customers and are family friendly** - The use of the building for wedding and wider hospitality uses would meet this objective in its entirety;
  - **Are open through the day and evening** - Proposals will bring into economic use an otherwise vacant premises. It will trade throughout the day adding to the vibrancy of the locality and representing a significant 'step change' in the leisure / hospitality offer within the Southgate district.
  - **Maintain an active street frontage throughout the day and evening** - The MC Mill building is a very tired / dated property. Subsequent investment associated with its refurbishment will uplift its appearance complementing the general character of the wider locality. The introduction of bi-fold doors will improve permeability of the building and add to the vibrancy of the street scene through the associated 'active' frontage which they would create.
  - **Serve Food** - The proposals are aligned to offering an extensive food offer with pop up street food events (amongst others) part of the business plan;
  - **Complement other leisure activities** - The proposals would add to the range of leisure / hospitality uses within the Town Centre. This would add to the range and attraction of leisure and entertainment venues within Barnsley Town Centre increasing its reputation as a destination. The use will be directly compatible with established bars, restaurants and hotel which serve the centre by driving increased footfall and local spend.

The policy states that planning permission will be granted for entertainment uses in the Town Centre provided they;

- **Add to range and diversity of uses on offer** - As stated there is a limited existing offer of wedding venues within the town centre. The mixed use element including public bar from the award winning Maison Du Biere will improve the range of choice within the Centre.
- **Do not harm amenity of give rise to increased noise** - The existing building is surrounded by Town Centre uses. There are no established residential properties within the locality which would be influenced by the proposals. The Southgate District is identified as the 'entertainment' quarter and the uses are compatible with this. Management of the premises would ensure that they are used respectfully at all times.
- **Can be adequately accessed and serviced** - Commensurate to the Town Centre location the site is accessible by a range of public transport options. Unlike other Town Centre locations it is also served with a generous sized private car park. The venue is also within walking distances of Town Centre hotels. Service arrangements can be safely accommodated within the private car park of the building which can be easily accessed from the adopted highway.
- **Are designed with public safety, crime prevention and the reduction of anti social behaviour in mind** - The associated redevelopment / investment of an otherwise vacant building within a prominent quarter of the Town Centre is fully aligned to this aspiration.

For reasons stated above the proposals are considered to meet all the requirements identified within policy BTC1.

- 6.5 Policy BTC2 (Late night Uses) promotes leisure uses within the Wellington Street and Peel Street are which are part of the wider Southgate district. Lower Castlereagh street is located directly off Wellington Street and should not be distinguished from it. The proposals present a unique opportunity to develop an existing building which will complement the local leisure offer. The mixed use nature of the development means that it will trade during the day and evening, the strict application of this policy is therefore not directly applicable to the proposals. The wider regeneration case of investment and growth associated with the introduction of a conforming Town Centre use is significant to the assessment of the application. The remaining criteria of policy BTC2 reflect those of policy BTC1 and are addressed within paragraph 6.4.
- 6.6 Policy BTC6 (Building Heights) seeks to steer the location of tall buildings within Barnsley to ensure that established streetscapes and views of strategic buildings are protected. The Southgate district is located within a sensitive area of opportunity for tall buildings, as such it is an area which can tolerate extensions. The Barnsley Building Heights Study informs a strategy for determining a 'tall building' and design criteria which should be applied. The proposals have been revisited at the request of previous advise from the LPA. Amendments as now submitted do not propose to extend the building above the threshold of the existing 3 storey element of the building. The extensions which are proposed would in the main extend along the existing flat roof of the 2nd floor, the other elements would be an extension to an existing outrigger on the Lower Castlereagh Street elevation. This is not considered to be a 'tall building' for the purposes of the Building Heights Study. The extensions are modest in relation to the building, would regularise the scale and form of the building, contribute significantly to its gentrification and not inhibit any strategic views of landmark buildings, including that of the adjacent Wesleyan Church, or impose itself in a harmful manner on the streetscape. As such the proposals are not considered to conflict with the requirements of policy BTC6

## Design

6.7 Policy D1 (High Quality Design and Place Making) identifies that development is expected to be of high quality design and will be expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley, including:

- Landscape character, topography, green infrastructure assets, important habitats, woodlands and other natural features;
- Views and vistas to key buildings, landmarks, skylines and gateways; and Heritage and townscape character including the scale, layout, building styles and materials of the built form in the locality.

Through its layout and design development should:

- Contribute to place making and be of high quality, that contributes to a healthy, safe and sustainable environment;
- Complement and enhance the character and setting of distinctive places, including Barnsley Town Centre, Penistone, rural villages and Conservation Areas;
- Help to transform the character of physical environments that have become run down and are lacking in distinctiveness;
- Provide an accessible and inclusive environment for the users of individual buildings and surrounding spaces;
- Provide clear and obvious connections to the surrounding street and pedestrian network;
- Ensure ease of movement and legibility for all users, ensure overlooking of streets, spaces and pedestrian routes through the arrangement and orientation of buildings and the location of entrances;
- Promote safe, secure environments and access routes with priority for pedestrians and cyclists;
- Create clear distinctions between public and private spaces; Display architectural quality and express proposed uses through its composition, scale, form, proportions and arrangement of materials, colours and details;
- Make the best use of high quality materials;
- Include a comprehensive and high quality scheme for hard and soft landscaping; and
- Provide high quality public realm.

6.8 In terms of the context of the local street scene the character is somewhat ad-hoc with little consistency to the arrangement and form of buildings. It is clear that there has been a number of interventions across the years within the area, this has included clearance of buildings within the area, as a consequence Lower Castlereagh Street lacks any distinctiveness. The MC mills building is utilitarian in appearance and design, it is representative of its era and its appearance is somewhat dated and rundown.

6.9 The design and extent of alterations have been rationalised considerably in response to the feedback from the LPA. The extensions which are proposed amount to modest additions which would give the building a more harmonised appearance. The addition of the roof and gable extensions would give improved visual balance to the building, which at the moment appears extremely dated and out of sorts within the locality. The extension would provide clean and coherent building lines to the building by effectively encapsulating the existing outrigger and projecting roof extensions. By extending the roof level the building would immediately look more balanced in its appearance. The alteration to the principle elevations would introduce elements of glazing complemented by cladding panels. This

would modernise the appearance of the building with the contemporary materials providing much welcomed texture to the façade treatments. The external fire escape has been enclosed to enhance its appearance, its location on a non-prominent elevation would also assume a more subservient appearance. The use of buff brick finishes to external facades would allow the extension to harmonise successfully with the host building providing a consistent overall finish to the appearance.

- 6.10 Taken as a collective it is considered that the alterations meet the objectives of policy D1. The physical investment within the building and overall repurposing of use will provide a long-term viable use of the premises. Crucially, in line with the aspirations of policy DC1 it will also transform the character of the physical environment which at present is rundown and lacking distinctiveness. The re-use of the building anchored by Maison Du Biere at ground floor will change the fortunes of the building and local environment for the better, in addition to providing a welcomed asset to Barnsley Town Centres improving leisure & hospitality scene.

## Heritage

- 6.11 Paragraph 193 of the NPPF sets out that 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.'
- 6.12 This follows the requirements of s.66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, which sets out that 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'. In applying s.66, the identification of harm to a listed building or its setting carries significant importance and weight in the planning balance.
- 6.13 Policy HE1 of the Barnsley Local Plan positively encourage developments that help in the management, conservation and understanding of the historic environment. HE3 states that proposals involving historic buildings should conserve and where appropriate capitalise on opportunities to reveal significance.
- 6.14 The building subject of the application is not listed and nor is within a conservation area, the building is however located opposite to the listed Salem Wesleyan Reform Church which is located to the side of the building and fronts onto Blucher Street. Consideration to the setting of the building has greatly informed the design approach with a more rationalised approach to the overall height scale and mass. The building would be extended on its north west elevation, this would largely comprise of a 'infill' levelling the height of the building to that of existing central 3 storey gable. The materials would be a brick finish and 4 evenly spaced openings, the type and texture of materials would match those of the existing brickwork.
- 6.15 In terms of the impact upon the setting of the listed church this is considered to be largely negligible. The bulk of the extension and alteration would not be visible from the Church, and by virtue of this would not influence its setting. The extension to north west elevation

would give a more regularised appearance to the building by a more structured and building line. The use of appropriate materials and restrained approach to openings dictates that the extension would assimilate successfully with the host building and not encroach upon, or detract from the setting of the adjacent church.

- 6.16 The redevelopment of the site would help secure the long-term stewardship of the building which is of benefit to the setting of the church. The investment will extend beyond the building and also see improvements to the car parking and landscaping, this will be a positive investment which will bring well needed regeneration to an otherwise derelict site. By generating this enhancement, the proposal is therefore in accordance with national planning guidance along with the local development plan, and thus, it is considered the proposals accord with good Conservation Practice.
- 6.17 The proposal is not considered to result in harm to the significance of the Grade II Listed Building, and while resulting in some impact on the street scene from which it is seen, is not considered to be significant, the investment and extension of the building outweighed by the public benefit arising from the viable use and overall physical enhancement. The proposal is therefore considered to accord with Local Plan policies HE1 and HE3.

## Highways

- 6.18 Local Plan Policy T4 'New Development and Transport Safety' requires new development to be designed and built to meet the needs of all transport users within, and surrounding the development, with safe, secure, and convenient access and movement.
- 6.19 The Town Centre location dictates that the site is inherently sustainable and is easily accessed by public transport, foot or bicycle. The site is also located immediately off the strategic highway network allowing for quick and convenient service arrangements from deliveries. The existing access arrangements would be retained whereby vehicles would access and egress via separate entrances onto Lower Castlereagh Street. Unlike other food/drink venues within the town centre the building has a dedicated private car park which can accommodate 33 dedicated parking spaces. This would fall below the recommendations of the Parking SPD guidelines but mitigating factors relevant to the town centre location dictate that additional parking is not warranted.
- 6.20 Vehicle movements are generally considered to be relatively low and it is envisaged that the majority of customers to the venue would arrive to the venue via sustainable means. There would inherently be a degree of linked trips generated by customers otherwise using other facilities within the Town Centre. Should the car park ever be oversubscribed then there is substantial capacity across the wider town centre car parks to accommodate this.
- 6.21 The associated trip generation from the development would not be significant and should not pose a risk to either highways safety or local capacity of the highway network. In accordance with paragraph 109 of the Framework the proposals would not have a demonstrable impact upon local highway safety, nor would it result in any cumulative impacts which could be considered severe. The requirement of paragraph 109 of the framework and Local Plan policy T4 would be met.

## 7.0 Conclusion and Planning Balance

- 7.1 This statement has identified that the proposed Development would be consistent with guidance provided at a national level in the NPPF as well as local Development Plan policies. It has been demonstrated that the proposed extension and repurposing of the building as a high quality mixed use hospitality venue is aligned to the economic strategy and overall development vision for Barnsley Town Centre.
- 7.2 The change of use would secure welcomed regeneration to an otherwise derelict building. The comprehensive redevelopment of the building and overall site would meet the objectives of sustainable development laid out in the NPPF, namely;
- **Social** - Provision of accessible services that reflects current and future needs by raising the profile of a Barnsley Town centres day and night economy and its location as a wedding destination;
  - **Economic** - Securing private investment within the building and Town Centre, creation of up to 40 jobs and direct contribution to the local economy through associated spend and job creation; and,
  - **Environmental** - Physical regeneration of the building and associated benefits to the local environment.
- 7.3 The use of the building complements Local Plan objectives relevant to the Southgate district of the Town Centre. The proposed uses would be fully compatible with aspirations of raising the towns leisure /entertainment /hospitality sector. This will complement wider strategic investment initiatives within the Town Centre.
- 7.4 The proposals could have a genuinely transformative impact. The area of Lower Castlereagh street is an underutilised part of the Town Centre. The subsequent repurposing of the building into a unique venue to host established and respected commercial ventures can be a true asset to the overall leisure offer within Barnsley. The proposals represent growing confidence within Barnsley as a place to invest, this complements wider strategic investments undertaken by the Council to raise the overall profile of the Town. The proposals would truly complement this on-going regeneration and this should be afforded significant weight to the decision making process.
- 7.5 In accordance with the NPPF, in the absence of any adverse impacts which would significantly and demonstrably outweigh the benefits of the proposals its asked that Barnsley Metropolitan Borough Council grant planning permission.
-