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Barnsley Council
Development Management
Planning and Transportation
PO Box 604
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22 April 2016

Our Ref: 12/1563

Dear Sir / Madam

Full planning application for proposed site improvement works at land adjacent to the Chestnut Tree Public House, Barugh Green Road, Barugh Green, Barnsley.

On behalf of our client Aldi Stores Limited, we have been instructed to submit a planning application for site improvement works at Barugh Green Road, Barugh Green, Barnsley. This application has been submitted via Planning Portal, under reference PP-05071205 on the 22nd April 2016.

The principle of the proposed improvement works and the additional car parking spaces was established under planning application ref: 2012/0742, which was approved on the 16th August 2012. This permission expired in August 2015 and our client is now looking to implement the proposal.

Background

The application site is currently vacant brownfield land which is overgrown with mature vegetation.

The site is bound to the north by an Aldi foodstore off Claycliffe Road with commercial/ industrial properties to the opposite side of the road. To the south of the site is Barugh Green Road with residential properties to the opposite side. To the west of the site are further industrial/commercial properties and to the east is the Chestnut Tree Public House.

The proposals will improve the aesthetic quality of the site which is located off Barugh Green Road (A635); a main arterial route in to Barnsley Town Centre. The proposals will also help ease car park congestion that is currently being experienced at the Aldi store.

The Proposal

This planning application seeks the delivery of a brownfield site through the creation of the previously permitted car park consisting of 43 spaces and associated landscaping. The proposed car park will link to the existing Aldi foodstore and Chestnut Tree Public House via a pedestrian footpath only. This will create a comprehensive regeneration scheme and increase security and integration around the site. It will also deter anti-social behaviour and allow the site to have an active use as a car park. Pedestrian and vehicle access to the proposed car park site will be gained off Barugh Green Road.

Directors
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Application Package

The decision notice (Appendix 1) for planning application ref: 2012/0742 outlined a number of pre-commencement conditions. In order to ensure that our client is able to start on site as quickly as possible and implement the scheme, our submission includes the required condition information stipulate within the decision notice.

The application fee of £195 has been paid online on Planning Portal. As part of the submission electronic copies of the following documents have been uploaded to Planning Portal:

- Application Forms and Certificates, signed and dated;
- Application Fee (paid online at the time of submission);
- Covering Letter by Planning Potential;
- Appendix 1: Decision Notice – Planning Application Ref: 2012/0742;
- Proposed Architectural Plans produced by the Harris Partnership:
    - 0454-50 Rev B - Redline Location Plan
    - 0454-1005 Rev E – Proposed Site Plan
    - 0454-1007 – Fence Details
- C1000 – Proposed Drainage Layout produced by 3E;
- C2000 – Proposed External Levels produced by 3E;
- C4000 – External Build-Ups produced by 3E;
- V0454 – D01 – Tree Pit Details produced by Vector;
- V0454 – L03 Rev C – Landscape Plan produced by Vector;
- V0454 – L04 Rev B – Tree Protection Plan produced by Vector;
- Design and Access Statement by Planning Potential; and
- Transport Note by Exigo Project Solutions.

We trust that the application can be now validated, and await confirmation of this. Should you have any queries please do not hesitate to contact me on the above details.

Yours sincerely,

