

**SERVICE YARD MANAGEMENT FOR THE
PROPOSED DEVELOPMENT AT CAPITOL PARK,
DODWORTH, BARNSELY.**

1.0 Introduction

Carnell Management Services Ltd have obtained Planning for the "Erection of 15 no. industrial units in 8 blocks (Classes B1, B2 and B8) with associated car parking", ref. 20-17/1002, dated 20/12/2017. This document has been produced as required by Condition 14 of the Approval, which states:

The development shall not be brought into use until a service yard management plan has been submitted to and approved in writing by the Local Planning Authority, once approved it shall be strictly adhered to at all times. The plan shall include for the management of all delivery vehicles, customers vehicles, pedestrians, the use of banksmen, and shall provide a regular monitoring regime and a system for identifying and correcting issues at each delivery.

Reason: In the interest of highway safety, in accordance with Core Strategy Policy CSP 26.

2.0 Site Layout

The development consists of the construction of 15no. units, in 8no. blocks with a range of sizes from 2,000sq.ft up to 10,500sq.ft, together with all associated external works, including services yard, car parking, cycle areas and brick built bin stores

The site layout has been dictated by the existing topography of the overall site in that there are two separate areas/plateaus separated by a substantial tree lined bank.

The main access into the site is from Capitol Close, with the top plot being accessed via a new road from the existing roundabout on Capitol Close.

The top area has smaller units with combined service yards, together with car parking, bins stores, cycle parking, etc. It is envisaged that this part of the site will be served by smaller delivery type vehicles and not articulated lorries.

The bottom area has been divided up for the larger units to allow them to have separate service yards, although with combined access points, together with car parking, bins stores, cycle parking, etc.

The site is enclosed by security fencing with lockable gates.



Site Layout.

3.0 Service Yard Management Plan.

This Service Yard Management Plan (SYMP) is to ensure the safe use of the various service yards at the development. It is noted that the specific usages of the various buildings are not known at this time as the buildings are to be let, which may be over 1 – 2 years. The usages of the development is B1, B2 and B8 of the Use Classes act, although it is generally envisaged that the small units will be serviced by smaller vehicles, with articulated lorry usage to the large units.

1. All vehicles entering and leaving the site are to do so in forward gear.
2. Individual tenants to ensure that they comply with the relevant H and S guidelines.
3. Any delivery vehicles entering the site are to park adjacent the specific unit, with engines turned off when stationary.
4. Deliveries to be timed to avoid congestion.
5. Manoeuvring of larger articulated vehicles is to be undertaken by the use of banksmen, who are to be trained by the end user for the specific vehicle.
6. All cars, motor cyclists and cyclists to be parked in designated parking bays.
7. Pedestrians to use footpaths when accessing and using the site.
8. The use of the site is to be regularly monitored by end users and landlord.
9. Any issues with the use of the site are to be notified by end users to the landlord so that they can be reviewed and corrected if required.