Car Parking Management Plan

Coal Drops, St Mary's Street, Penistone

On behalf of

Fairbank Investments Ltd

September 2026

Document Control

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1. Introduction

1.1 Fairfield Associates Ltd has been commissioned by Fairbank Investments Ltd to prepare a Car Park Management Plan which seeks to secure discharge of Condition 12 of Barnsley Metropolitan Borough Council (BMBC) planning application reference 2025/0161. For ease of reference Condition 12 is replicated below:-

No building (or use) herby permitted shall be occupied or (use commenced) until a car park management plan setting out how the car park will be managed has been prepared, submitted to and approved in writing by the LPA. The measures shall thereafter be implemented in accordance with the approved car park management plan for the lifetime of the development.

Reason: To ensure the safe operation of approved car park(s).

1.2 The approved site layout plan for the development is the Axis Architecture Drawing No 27845 A(01) 02 Rev P06. A copy of this drawing is attached at **Appendix A**, and it can be seen that a total of 38 parking spaces are to be provided in three separate areas across the site.

1.3 These spaces provide a total of four (4) accessible bays, and 4 commercial vehicle (van) spaces are proposed with the remaining spaces being standard spaces.

2. Proposed Management Strategy

2.1 General Management Measures

2.1.1 An agent or management company will be appointed to manage the communal areas of the Coal Drops development. The remit of this management arrangement will include the parking areas in terms of day-to-day maintenance and management i.e. ensuring the parking spaces are available for use and are not being used for external storage.

2.1.2 Occupiers of the units will be able to contact the agent/management company if they are experiencing problems in relation to the use of the parking spaces e.g. indiscriminate parking of a vehicle not connected with one of the occupying companies. The agent/management company will use best endeavours to resolve the situation.

2.1.3 Signage will be erected and maintained within each car parking area advising that the parking spaces are for users of the Coal Drops development only.

2.1.4 With the exception of the four commercial vehicle spaces and a single standard space which is earmarked to support the use of the Signal House as an AirBNB, no spaces will be allocated to individual units.

2.1.5 This will enable multiple use of the spaces to support the various occupiers whose operational times will differ throughout the day and across the week. For example, in the evenings and at weekends the offices and light industrial units are unlikely to be operating at full capacity which will free up spaces for patrons of the Pavilion restaurant.

2.2 Accessible Spaces

2.2.1 The accessible bays will be clearly marked out to identify their purpose. The bays will not be allocated to any individual person or company.

2.2.2 All occupying businesses will be advised, within tenancy documentation, that the use of these bays will be monitored and enforced.

2.2.3 Anyone parking inappropriately will be advised to move the vehicle to another bay to ensure the accessible bay is available for an authorised user.

2.3 Commercial Vehicle (Van) Spaces

2.3.1 As shown on the proposed site layout plan attached at Appendix A the spaces, which are larger bays to accommodate a light commercial vehicle, are located immediately adjacent the main doors to each of the light industrial units.

2.3.2 The proposed commercial vehicle parking spaces will be allocated to each of the light industrial units and as there are only four such units it is considered that the occupation of these spaces will be self-enforcing.

2.3.3 Should the occupiers of any of the light industrial units not require parking for a larger vehicle they will be able to use their allocated bay for parking other vehicle types.

2.4 Signal House (AirBNB)

2.4.1 A single standard sized parking space will be allocated for visitors staying at the Signal House.

2.4.2 This will be clearly marked on site with appropriate signage and use of the space monitored and enforced.

2.5 Standard Parking Spaces

2.5.1 As previously advised the remaining standard parking spaces will not be allocated to individual occupying companies but will be available on a “first come basis first served” basis for staff and visitors of the various units.

2.5.2 Given the limited number of occupiers within the Coal Drops development it is considered that vehicle parking will be self-enforcing and that any intervention by the appointed agent or management company will only be required on an infrequent basis.

Appendix A

Approved Site Layout Plan



P05	ACCESS POINT TO TPT AT WEST OF SITE REMOVED | JW	13/08/2025
P04	INDUSTRIAL BLOCK DESIGN REVISED, AND PARKING LAYOUT AMENDED, FOLLOWING LA COMMENTS | JW	09/07/2025
P03	CYCLE PARKING AMENDED; CHANGES MADE TO PARKING TO ACCOMMODATE TRACKING | JW	09/06/2025
P02	PLANNING ISSUE | JW	25/02/2025
P01	TREES ADDED FOLLOWING ECOLOGY REVIEW | JW	29/01/2025
-	DRAWING ISSUE | AXIS	24/01/2025

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Revision

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Coal Drops
Land at St Mary's Street
Penistone
Fairbank Investments Ltd

Proposed Site Plan

A1 Scale	A3 Scale	Date	Drawn By	RIBA #3
1:200	1:400	JAN 2025	A X i S	

Drawing Number: 27845 A(01) 02 — Revision: P05

PLANNING

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