



**Statement in support of the Section 73 Application for the
removal of Condition 7 from application ref. B/87/1497/BA**

**Alhambra Shopping Centre
Cheapside, Barnsley**

November 2025

Contents

- 1. Introduction/Background – Page 3**
- 2. Reasoning for removal of Condition 7 – Page 3**

- 1. Introduction/Background**

The following statement has been prepared in support of the Section 73 application to remove Condition 7 from application B/87/1497/BA, which was the original planning application for the Alhambra Centre, approved in February 1988.

The condition wording states the following:

“Within the development, no single large scale food retailing in excess of 10,000 sq ft gross leasable retail area will be permitted”.

Whilst we don't have any information around the reason for including this condition, we have assumed this was to protect existing food retailers trading in the town centre at the time the approval was granted.

2. Reasoning for removal of Condition 7

The Alhambra Centre is currently undergoing a programme of refurbishment works, following the acquisition of the centre by Barnsley MBC in Summer 2024. The proposed works include remodelling the first floor to transform the space into Phase 2 of the 'Health on the High Street' project, which brings health and well being services into the Town Centre, providing accessible services to the public whilst easing pressure on the local hospital.

To facilitate the above, Barnsley MBC commissioned their commercial agents to produce a retail strategy for the centre, which included a full review of the current retail offer, the size of the units and visitor experience. This included looking at relocating existing retailers from the first floor to the ground floor or to other units within the town centre.

The retail strategy has identified the need to reintroduce a larger flagship unit to the ground floor; with Units 8 & 9 identified as the preferred choice. These units were originally one larger unit, which have been sub-divided in the past to suit the previous owners retail strategy. A separate application has been submitted for these works.

Condition 7, under application B/87/1497/BA, restricts the size of any food retail unit to 10,000 sq ft. The amalgamation of Units 8 & 9 will increase the leasable retail area beyond 10,000 sq ft and we are therefore seeking to lift the condition to enable food retailers to be considered for the space when it is marketed.

Consideration has been given to the potential impact of the introduction of a larger food retailer on the wider town centre offer, however, following the departure of M&S food hall, we believe there is now a gap in the market for this type and size of retailer in the town centre.