

Our Ref: 23279/CPJ/TR  
Your Ref: PP-13773621  
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07 April 2025

Planning Department  
Barnsley Council  
PO Box 634  
Barnsley S70 9GG

Dear Planning Department,

### **PLANNING APPLICATION - LAND AT TESCO EXTRA WOMBWELL LANE, STAIRFOOT, BARNSELY S70 3NS**

Firstplan has submitted this planning application on behalf of BKUK Group Ltd and Tesco Stores Limited, ('the applicant') for a development at land at Tesco Extra Wombwell Lane, Stairfoot, Barnsley, S70 3NS.

The description of the development is as follows:

***“Erection of Class E (b) restaurant / Sui Generis (takeaway) Drive-Thru pod with associated car parking, refuse area and landscaping”.***

The application has been submitted via the Planning Portal under reference number: PP-13773621. The planning fee of £2,352.00 and the planning portal service charge of £85 has been paid at the time of submission.

The application is supported by the following documents and details:

- Completed Planning Application Forms and Ownership Certificates;
- Architectural drawings prepared by Urban Edge (comprising):
  - Detailed Planting Plan 2763-URB-BA-00-DR-L-208151-P01
  - Existing Block Plan 2763-URB-BA-ZZ-DR-A-108100-P00b
  - North And East Elevations 2763-URB-BA-XX-DR-A-208252-P00
  - Proposed Block Plan 2763-URB-BA-ZZ-DR-A-208153-P04
  - Proposed Ground Floor 2763-URB-BA-ZZ-DR-A-208154-P00
  - Proposed Roof Plan 2763-URB-BA-ZZ-DR-A-227150-P00
  - Proposed Site Plan 2763-URB-BA-ZZ-DR-A-208901-P04
  - Site Location Plan 2763-URB-BA-ZZ-DR-A-100100-P00b
  - South and West Elevations 2763-URB-BA-XX-DR-A-208253-P00
- Landscape Management Plan prepared by Urban Edge;
- Planning, Health, Retail, Design and Access Statement prepared by Firstplan;
- Transport Statement prepared by i-Transport;
- Flooding and Drainage Strategy Statement prepared by JNP;
- Phase 1 Geo-Environmental Report prepared by JNP;
- Phase II Geo-Environmental Report prepared by JNP;
- Ecology Desk Study and BNG Statement prepared by Ostara Ecological Services;
- Noise Impact Assessment prepared by Nosie Solutions Limited; and
- Odour Assessment prepared by Chapman Ventilation.

We trust that the information enclosed is sufficient for the purposes of validating and determining the planning application. However, should you require anything further, please do not hesitate to get in contact.

We look forward to hearing from you.

Yours sincerely



CHRIS PIRIS-JONES  
Director