Cavalier Limb

Eastwood & Partners
CONSULTING ENGINEERS

Eastwood & Partners, St Andrews House, 23 Kingfield Road, Sheffield, S11 9AS
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[redacted]

Development Management
Planning & Regulatory Services
Barnsley Metropolitan Borough Council
Westgate Plaza
PO Box 604
Barnsley
S70 9FE

GMS/MW/AC/34072

21 May 2013

Cover to Validation requirements

2012/0772

Dear Sirs,

Shortwood 1 Enterprise Zone

On behalf of our client E. V. Waddington Ltd please find enclosed the following documents for the proposed development of the above site:

BMBC
CORPORATE MAIL ROOM
22 MAY 2013
Received by: .....
ORIGINAL COPY

- Self Certification Form
- Drawing no's – 34072/031A, 032A and 033A
- Planning statement
- Commencement Notice

Further submissions to satisfy Pre-commencement conditions will be made shortly.

If you should require any further information please contact Guy Seaman in our offices.

Yours faithfully

[redacted]

G M Seaman [redacted]

Enc.

cc. Mr A E Waddington - E. V. Waddington

BARNSLEY Metropolitan Borough Council

Sheffield City Region ENTERPRISE ZONE

Ashroyd & Shortwood Business Park, Hoyland Local Development Order 2012 - Self Certification Form

1. Applicants Details

Name of Contact	MR. G. M. SEAMAN
Company Name	EASTWOOD & PARTNERS
Address	ST. ANDREWS HOUSE 23 KINGFIELD ROAD SHEFFIELD
Postcode	S11 9AS
Tel:	0114 2554554
E-mail	MAIL@EASTWOODANDPARTNERS.COM

2. Location, Uses & Floorspace

Proposed Plot (e.g. Shortwood 1)	Proposed Uses	Floorspace (m^2)
SHORTWOOD 1	B1(a)	500
	B1(b)	——
Development Description	B1 (c)	——
NEW BUILDING AND SERVICE YARD / PARKING FOR B8 USE WITH ANCILLARY OFFICES.	B2	——
	B8	2900
	Total	3400

3. Building Heights (measured from existing ground level) **and Proximity to Boundaries** (measured at nearest point)

Building	Ridge Height	Eaves Height	Distance to Boundaries (Please identify boundary & distance – e.g. N.E. 7m)			
1	9.3m	7.5m	NE 16m	SE 90m	SW 25m	NW 11m
2						
3						
4						

4. Landowners Consent

The landowners consent must be sought prior to submitting the scheme. Please provide details below:		
Name of Owner	Address	Date Notified
E.V. WADDINGTON LTD.	SHIP & BOATYARD BROOMVILLE STREET SWINTON, MEXBOROUGH, S64 8AT	21/5/13

5. Declaration

I/We hereby apply for certification of compliance with the Ashroyd and Shortwood Business Park Hoyland Local Development Order 2012 as described in this form and the accompanying plans/drawings and additional information.

Signed	Date
[redacted]	21/5/13

6. Checklist

Required Details	Enclosed? (Please Tick)
a) Block plan - showing the proposal in relation to the site boundaries, other buildings and trees at a metric scale of 1:200 or 1:500 *(not required for Ashroyd 1 & 2)*	√031A
b) Elevations – all existing and proposed to be shown at a metric scale of 1:50 or 1:100 *(not required for Ashroyd 1 & 2)*	√032A
c) Floor plans – existing (where relevant) and proposed at a metric scale of 1:50 or 1:100.	√032A
d) Existing & Proposed Sections - showing the relationship of buildings with adjoining land and property, including finished floor levels of all buildings. *(not required for Ashroyd 1 & 2)*	√033A
e) Planning Statement – explaining how the proposal conforms with the objectives of the Enterprise Zone	√

E⊕P

Planning Statement

E V Waddington Ltd
Shortwood 1 – Shortwood Business Park

This statement is to be read in conjunction with Eastwood and Partners drawings 34072/31A, 32A and 33A.

The proposed development is for the construction of 2900m^2 of floor space for use as a parcel distribution warehouse, with about 500m^2 of associated two storey offices, external works, hardstanding and substation.

The anticipated occupier of this building is relocating from outside the Barnsley planning area.

The building is to be constructed so that it can be subdivided into 6 smaller units to give flexibility for future use.

The building will occupy part of the site only. A further application for development of the remainder of the site is expected to be submitted in the near future.

The building construction will comprise typical portal frame lightweight metal clad construction and a ground bearing slab. The offices will comprise load bearing walls supporting timber floors.

The development will be designed to achieve a BREEAM very good rating, using good quality and energy efficient materials.

Traffic generation is not expected to be significant during peak flow periods so there is not an implication for the local highway network.

Extensive landscaping will be provided to enhance the development environment. The lorry deliveries will be to the warehouse, with loading and unloading within a secure area by the main estate road.

32 Car parking spaces will be provided for staff and visitors, including 2 disabled spaces, adjacent to the offices.

Covered areas for bicycles and motorcycles will also be provided close to the office entrance. Shower and drying facilities will be provided for staff.

BARNSLEY Metropolitan Borough Council

Sheffield City Region ENTERPRISE ZONE

Ashroyd & Shortwood Business Park, Hoyland Local Development Order 2012 – Commencement Notice

Development Site	SHORTWOOD 1
Description	NEW BUILDING AND SERVICE YARD / PARKING FOR B8 USE.
Notice is hereby given that works to implement the above LDO compliant scheme will commence on:	24/6/13
Signed	[redacted]
For and on behalf of (name and address of developer)	E.V. WADDINGTON LTD.
Contact Name	GUY SEAMAN
Tel:	0114 2554554
E-Mail	MAIL@EASTWOODANDPARTNERS.COM
Pre Commencement Conditions (3, 4, 5, 6, 9, and 10) Complied with?	(~~Yes~~/No) delete as appropriate

Please complete and send this form

By e-mail: developmentmanagement@barnsley.gov.uk

By post: Development Management, Planning & Regulatory Services, Barnsley Metropolitan Borough Council, Westgate Plaza, PO Box 604, Barnsley, S70 9FE