Private and Confidential – Commercial in Confidence

Re: Jimmy's Wholesale Fireworks – Warehouse and Storage Area

Appendix 4

Item 1 Planning Permission B/05/0014/WO

Item 2 Planning Permission 2008/0929

Item 3 Planning Permission 2011/1036

Item 4 Planning Permission 2014/0024

Item 5 Supporting Photographs

Private and Confidential – Commercial in Confidence

Re: Jimmy's Wholesale Fireworks – Warehouse and Storage Area

Appendix 4

!tem 1 Planning Permission B/05/0014/WO

BARNSLEY
Metropolitan Borough Council

GRANT OF PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO. B/05/0014/WO

To Jimmy's Wholesale Fireworks Ltd
c/o NYP Ltd.
The Grove
High Street
Dodworth
Barnsley
S75 3RQ

NUTTALL YAR... AND PARTNERS
18 MAR 2005
BARNSLEY

Proposal Erection of wholesale distribution depot and associated car parking (B1 & B8 uses).
At Wentworth Industrial Park, Maple Road, Tankersley, Barnsley.

Permission is granted for the proposals which were the subject of the Application and Plans registered by the Council on 6 January 2005 and described above.

The approval is subject on compliance with the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.
   In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in strict accordance with the amended plans and specifications received on 2 March 2005, unless prior written consent has been given by the Local Planning Authority to any minor variation.
   For the avoidance of doubt as amendments have been submitted during the course of processing the application.

3. No development shall take place until full details of the proposed external materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
   In the interests of the visual amenities of the locality.

4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied or in accordance with a timetable agreed in writing with the Local

The grant of this consent does not constitute or imply permission, approval or consent by the Local Authority for any other purpose.

Signed
Assistant Director, Planning and Transportation

Dated 16 March 2005

Planning and Transportation Service **Telephone: 01226 - 772600**
Central Offices, Kendray Street, Barnsley. S70 2TN **Fax: 01226 - 772599**

Planning Authority. Development shall be carried out in accordance with the approved details and shall thereafter be retained.
In the interests of the visual amenities of the locality and the amenities of occupiers of adjoining property.

5. No development shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority, full details of both hard and soft landscaping works, including details of the species, positions and planted heights of all proposed trees and shrubs; together with details of the position and condition of any existing trees and hedgerows to be retained.
In the interests of the visual amenities of the locality.

6. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with other of similar size and species, unless the Local Planning Authority give written consent to any variation.
In the interests of the visual amenities of the locality.

7. No development works shall begin until a report, endorsed by a competent engineer experienced in ground contamination and remediation matters, has been submitted and agreed with the Local Planning Authority. The report shall, amongst other matters, include the following:-

   1. An assessment as to the degree to which the site may be affected by any contamination, including borehole and trial pit results.

   2. Measures to test and evaluate the site for the purposes of identifying contamination throughout the duration of the development.

   3. Measures to treat or remove any contaminated materials encountered and the methodology to be employed. These procedures should be summarised in a remediation statement.

   4. Steps to be taken to prevent any environmental pollution by any such contaminated material encountered.

   5. Measures to prevent risks to health and safety of the general public and any persons working on the site.

   6. The requirement for the submission of further reports during the course of the development.

   7. The subsequent certification/validation reports are submitted, showing that the site has been satisfactorily remediated and that the subsequent development of the site can be safely occupied.

   The development shall thereafter be undertaken in full accordance with the submitted report. For further information, see BMBC's Supplementary Planning Guidance 28, "Developing

Contaminated Land" and the ODPM's Planning Policy Statement 23 'Planning and Pollution Control'.
To ensure that the site can be safely developed and occupied.

8. There shall be no deliberate discharge or testing of fireworks on site.
In the interests of the amenities of adjacent occupiers.

9. There shall be no burning of waste on site at any time.
In the interests of amenity.

10 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 & 1800 Monday to Friday and 0900 & 1400 on Saturdays and at no time on Sundays or Bank Holidays.
In the interests of the amenities of adjacent occupiers.

11 Any security or external lighting system shall be designed in accordance with ILE guidance and positioned so that any glare only falls within the curtilage of the site.
In the interests of amenity.

12 Prior to any of the buildings being brought into use, all areas of the site to be used by vehicles shall be surfaced in a hard impermeable material and provided with a positive system of drainage to prevent surface water run-off onto the adjacent highway and vice versa.
In the interests of highway safety.

13 The car parking bays shown on the approved plan shall be permanently marked out before the development is brought into use and shall thereafter be retained for that purpose.
In the interests of highway safety.

14 During the period of construction sufficient space shall be set aside within the confines of the site for the parking of site workers and visitors and shall be used at all times for such purposes.
To ensure that satisfactory parking is available in the interests of highway safety and the free flow of traffic.

15 Before development commences, details of measures to prevent mud/debris from being deposited onto the public highway shall be submitted to and approved by the Local Planning Authority and thereafter such measures shall be retained for the whole of the construction period.
In the interests of road safety.

16 The site shall be developed with separate systems of drainage for foul and surface water.

In the interests of satisfactory drainage.

17 No development shall take place until details of the foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. Thereafter no part of the

development shall be occupied or brought into use until the approved scheme has been fully implemented. The scheme shall be retained throughout the life of the development unless otherwise agreed in writing with the Local Planning Authority.
To ensure the proper drainage of the area.

18 Any liquid storage tank should be located within a bund with a capacity of not less than 110% of the largest tank or largest combined volume of connected tanks.
To ensure that there are no discharges to the public sewerage system which may injure the sewer.

19 No development shall take place until works have been carried out to provide adequate facilities for the disposal and treatment of any waste materials, including trade effluents, in accordance with details to be submitted to and approved by the local planning authority.
To ensure that the development can be properly drained without damage to the local water environment.

Informatives

The proposed development lies within a coal mining area. In the circumstances Applicants should take account of any coal mining related hazards to stability in their proposals. Developers must also seek permission from the Authority before undertaking any operations that involves entry into any coal or mines of coal, including coal mine shafts and the implementation of site investigations or other works. Property specific summary information on any past, current or proposed surface and underground coal mining activity to affect the development can be obtained from the Coal Authority. The Coal Authority Mining Reports Service can be contacted on 0845 762 6848 or at www.coal.gov.uk.

The decision to grant planning permission has been taken having regard to the policies and proposals in the Barnsley Unitary Development Plan set out below and to all relevant material considerations, including Supplementary Planning Guidance:

ED2 - employment proposal
T2 - new development and the highway network.

This informative is only intended as a summary of the reason for granting planning permission. For further details on the decision please refer to the application file, by contacting 01226 772593.

The applicant must obtain other permissions and certificates in order to operate from the premsies from the STFRS and the HSE. The use may also require registeration in respect of storage of explosives and hazardous substances.

The applicant must contact Steve Gibbons in the Councils Highways & Engineering Service on 01226 772017 in respect of the vehicle crossing required to Maple Road.

NOTES: -

Appeals to the Secretary of State

If you are aggrieved by the decision of the Council to refuse permission for the proposed development then you can appeal to the Secretary of State for the Environment, Transport and Regions under Section 78 of the Town and Country Planning Act. If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the The Planning Inspectorate, Room 3/24 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice to an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could have granted planning permission for the proposed development of could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order. In practice, the Secretary of State does nor refused to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment, Transport and Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him. These circumstances are set out in Sections 114 and related provisions of the Town and Country Planning Act 1990.

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