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Submitted via the Planning Portal Ref: PP-06911215

Dear Sir or Madam

Town and Country Planning Act 1990 (as amended)
Former MFI Retail Unit at Twibell Street, Barnsley
Application to Discharge Conditions 7 and 9 of Planning Permission Ref. 2017/1289 for change of Use to a Gym
Application by: JD Sports Fashion PLC

Further to the grant of the planning permission on the 15th January 2018, JD Sports Fashion PLC has agreed with the landlord Peel to lease the above premises to operate a health and fitness club. The planning permission was granted subject to 9 conditions, two of which require the submission of further details to the Council for approval prior to the new use commencing. We therefore write on behalf of JD Sports Fashion PLC to submit details to discharge conditions 7 and 9 of Planning Permission Reference 2017/1289 to enable the premises to be occupied.

Application Documents

The application comprises the following documents:

1. The covering letter;
2. The completed application forms;
3. A copy of Planning Permission Reference 2017/1289;
4. Framework Travel Plan (prepared by Sanderson Associates);
5. Car Park Plan showing proposed locations for cycle parking and EVC points (prepared by Brigs Hillier);
6. Noise Assessment (prepared by Sandy Brown);
7. Plant Location Plan (prepared by Briggs Hillier); and,
8. Plant Specification Data.

A cheque for the requisite application fee of £116 has been submitted under separate cover.

Condition 7 – Air Quality Measures Including Travel Plan

Condition 7 requires the submission of a Travel Plan. It states:

Prior to the commencement of the D2 use (Gym), details of proposals to mitigate the air quality impact of the development shall be submitted to and approved in writing to the Local Planning Authority. Specifically, these are the preparation and implementation of a Travel Plan to reduce the reliance on the private car and improve awareness and usage of alternative travel; the installation of two electric vehicle charging points; and, the installation of cycle parking spaces. The development shall be undertaken in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

In accordance with the requirements of the condition Sanderson Associates have prepared a Travel Plan. The Travel Plan sets out the guiding principles, outcomes, targets and measures to be implemented to facilitate and deliver opportunities to travel by sustainable modes at the proposed gym. The Travel Plan provides a

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mechanism for the delivery of measures to help encourage walking, cycling and the use of public transport as the mode of choice for trips to the gym by staff and members.

In respect of parking provision, 82 spaces will be provided. Two electric vehicle charging bays will also be provided. 20 cycle parking spaces will be located in a secure location adjacent to the building. The locations are shown on the enclosed parking plan.

Condition 9 - Noise Management Plan

Condition 9 requires the submission of a Noise Management Plan. It states:

Prior to occupation of the building/commencement of the use, a Noise Management Plan shall be submitted to, and approved in writing by, the Local Planning Authority setting out details of the control of noise from;

- *Music*
- *Gym Equipment*
- *Externally mounted plant or equipment for heating, cooling or ventilation purposes.*

The development shall be carried out in accordance with the approved details and retained as such thereafter.

In accordance with the requirements of the condition Sandy Brown have prepared a Noise Assessment which concludes that the operation of the gym would have a negligible impact on residential amenity. The nearest residential properties to the application site are approximately 48m from the unit.

The application is also accompanied by details of the proposed plant specification. The following plant items are proposed:

- 1 x Toshiba RAV-SM804 condenser – each unit LAeq 52 dB
- 1 x Toshiba RAV-2-SM806 condenser – each unit LAeq 52 dB
- 3 x Toshiba RAV-SM2246 condensers – each unit LAeq 60 dB
- 2 x Toshiba RAV-SM1404 condensers – each unit LAeq 55 dB
- 1 x Toshiba RAV-SM1104 condenser – each unit LAeq 54 dB
- 4 x Toshiba RAV-SM2806 condensers – each unit LAeq 63 dB.

The submitted data sheets and associated analysis in the Noise Assessment show that no adverse impact on residential amenity is likely to arise due to the operation of the proposed plant equipment as plant noise egress is below the prescribed limits. Consequently, no further attenuation is required.

Conclusion

We trust that the application provides sufficient details to discharge Conditions 7 and 9 Permission Ref.2017/1289. Should you require anything further or have any questions, please contact Alun Davies.

Yours faithfully

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Encs.

Cc Roger Wheeldon - Peel
Gareth Finch - Peel
Adam Jolley - Peel
James Air - JD