

**DONCASTER METROPOLITAN BOROUGH COUNCIL**

**PLANNING COMMITTEE - 20th August 2019**

<b>Application</b>	2
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<b>Application Number:</b>	19/01150/FUL	<b>Application Expiry Date:</b>	4th July 2019
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<b>Application Type:</b>	Full Application
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<b>Proposal Description:</b>	Conversion, extension and change of use of existing Public House, to allow for new 3,000sqft Class A1 convenience store, along with associated warehouse space. As well as the existing car park be re-configured along with various external works.
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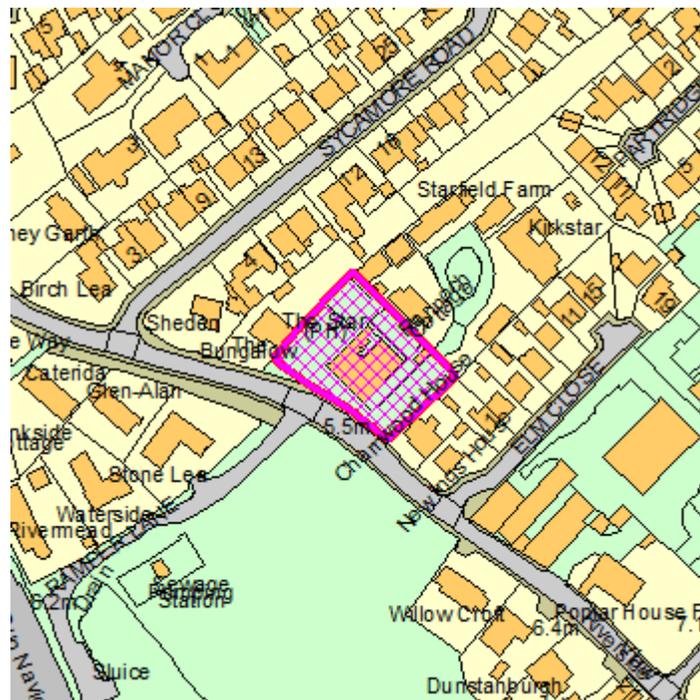
<b>At:</b>	The Star Inn High Street Barnby Dun Doncaster
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<b>For:</b>	Mr Ritchie Taylor
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<b>Third Party Reps:</b>	10 Letters of objection 3 letters of support	<b>Parish:</b>	Barnby Dun /Kirk Sandall Parish Council
		<b>Ward:</b>	Stainforth And Barnby Dun

<b>Author of Report</b>	Alicia Murray
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<b>MAIN RECOMMENDATION:</b>	APPROVE
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## **1.0 Reason for Report**

- 1.1 This application is before planning committee, due to the amount of public interest received.

## **2.0 Proposal & Characteristics**

- 2.1 The application seeks consent for the change of use of the 'The Star Inn' pub to retail use for food sales, to be operated by 'Co-operative Food'. The proposal also includes a rear extension and service yard; minor external alterations are proposed to the main building, to include additional glazing. The first floor will not be utilised, as part of the proposed use.
- 2.2 This proposal has been subject to pre-application discussions.
- 2.2 The application site relates to the 'The Star Inn' Public House. The building is a good example of a 60s red brick public house traditional village pub which has been closed and re-opened on and off for a number of years and finally closed March 2017. The building is surrounded by residential properties.

## **3.0 Relevant Planning History**

- 3.1 No relevant planning history.

## **4.0 Representations**

- 4.1 This application has been advertised via site notice and neighbour notification letters.
- 4.2 Thirteen representations have been received, three in support and ten in objection to the application.
- 4.3 The letters of support received relate to the upgrade of the appearance of the vacant pub and providing employment within the area, and suggest that without this change of use the building will be left vacant and neglected. Additionally local residents have outlined that there is a need for a convenience store within Barnby Dun village.
- 4.4 The letters of objection outline the following:
- High Street is not suitable for HGV access, High Street has signs erected to show this.
  - At the rear of the Star Inn is a day nursery, the children and adults will walk around this area and will have to negotiate through the car park.
  - The ATM will result in cars pulling up on the main road to use the ATM at all hours causing an obstruction and noise disruption.
  - Delivery times and associated vehicles causing a nuisance for neighbouring residents.

- The new use will cause noise and disruption for local residents.
- The proposal would impact on the Farm Shop business further down High Street.
- There are enough retail units within Barnby Dun and Kirk Sandall.
- High Street is very narrow, making it unsafe for pedestrians.
- Lighting could cause light pollution and impact on neighbouring amenity.
- Birds have been known to roost in the Star Inn.
- The noise survey submitted does not provide adequate measurements being only measured over a 24-hour period.
- There are security issues for the proposed use and then in turn the local residents.
- The position of this proposed store would not benefit the area of the village which is likely to expand; this area is part of the old village which is more rural in nature.
- There is inadequate parking provision.
- The proposal would result in the loss of trees.
- There is insufficient disabled spaces
- Delivery vehicles will encroach onto the footpath
- The shop entrance position will result in a risk for customers in terms of vehicles leaving and entering the site.
- The proposal would result in the loss of community facility
- Delivery procedures would impact the refuse collections for the residents to the rear of the Star Inn.

4.5 The signage indicating HGV access is unsuitable along High Street highlighted by residents is advisory and relate to the works at Thorpe Marsh. There is no restriction for HGV to access High Street, Barnby Dun.

## **5.0 Parish Council**

5.1 Objects on the following grounds:

The Parish Council has previously raised concerns to Doncaster Council regarding traffic issues in general on High Street and in particular the road being unsuitable for HGV's due to its narrow nature towards the junction with Madam Lane. The Parish Council concur with the concerns highlighted by the Highways Officer, in the submission dated 11 June 2019, regarding deliveries to the proposed store. The bend in the road near the junction with Sycamore Road greatly impairs visibility whilst travelling along High Street which will result in delivery vehicles reversing into or out of the site presenting a danger to road users and pedestrians alike.

## **6.0 Relevant Consultations**

6.1 **Environment Agency** – No objection to the development, subject to conditions relating to the submitted flood risk assessment.

6.2 **DMBC Ecology** – No objection, subject to a condition relating to Ecological Enhancement Schemes to be submitted to the LPA.

- 6.3 **DMBC Trees** – Requested some clarification regarding the position of bin storage and regarding some of the trees that are no longer on site; this was supplied through an amended Tree Survey and the Tree Officer does not object to the application, subject to an informative in relation to T11.
- 6.4 **DMBC Highways** – Originally objected to the application due to the sharing space of delivery vehicles and the general public car parking and concerns over reversing manoeuvres either into or out of the site. Following the submission of amended plans, the officer removed their objections; stating that the amended access location is a welcome change to overcome the concerns with servicing the building and that the use of a banksman within the site when deliveries arrive is a helpful measure.
- 6.5 **DMBC Environmental Health** – No objections to the application, subject to the submission of a validation report, secured by condition, in relation to the noise statistics provided with this application.

## 7.0 **Relevant Policy and Strategic Context**

7.1 The site is allocated as Residential Policy Area as defined by the Doncaster Unitary Development Plan (Proposals Map) 1998. The site is also allocated within Flood Zone 2 and 3. Below is the relevant planning policies which should be taken into consideration.

### 7.2 National Planning Policy Framework (NPPF 2019)

7.3 The National Planning Policy Framework 2019 (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. Planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration in planning decisions.

### 7.4 Core Strategy 2011 - 2028

7.5 In May of 2012 the LDF Core Strategy was adopted and this replaced many of the policies of the Unitary Development Plan; some UDP policies remain in force (for example those relating to the Residential Policy Area) and will continue to sit alongside Core Strategy Policies until such time as the Local Plan is adopted. Core Strategy policies relevant to this proposal are:

*CS1: Quality of Life*

*CS2: Growth and Regeneration Strategy*

*CS 4: Flooding*

*CS 7: Retail and Town Centres*

*CS 14: Design and Sustainable Construction*

### 7.6 Saved Unitary Development Plan Policies (Adopted 1998)

*CF2 - Undesignated Community Facility*

*ENV54 – Alterations and Extensions to Existing Buildings*

*PH12 – Non-residential Uses within a Residential Policy Area*

## 7.7 Other material planning considerations

- *Doncaster Development and Flood Risk SPD*
- *Doncaster Development and Design Requirements SPD*
- *National Planning Policy Guidance*

## 7.8 Doncaster Local Plan: Draft Policies

The emerging Doncaster Local Plan will replace the UDP and Core Strategy once adopted. The Local Plan was approved at Full Council on the 25th July 2019 and Regulation 19 Publication is commencing on Monday 12th August 2019 for 7 weeks. The Council is aiming to adopt the Local Plan by the end of 2020. Given the relatively early stage of preparation of the emerging Local Plan, the document carries limited weight at this stage, although the following policies would be appropriate:

Policy 14: *Promoting sustainable transport within new developments*

Policy 31: *Valuing bio-diversity and geodiversity*

Policy 33: *Woodlands, trees and hedgerows*

Policy 47: *Design of Non-Residential, Commercial, and Employment Developments*

Policy 48: *Safe and secure places*

Policy 57: *Drainage*

Policy 58: *Flood Risk Management*

## 8.0 **Planning Issues and Discussion**

8.1 The main issues for consideration under this application are as follows:

- i) Appropriateness of the proposal/loss of public house
- ii) The effect of development on the amenity of surrounding residents
- iii) Impact on character of the area
- iv) The effect of development on highway safety
- v) Impact on Flood Risk
- vi) Trees and Ecology

### Appropriateness of the proposal

8.2 The NPPF, Doncaster Core Strategy and Doncaster Unitary Development Plan contain adopted planning policies that are relevant to the consideration of this application.

- 8.3 The site is located within a defined village, as outlined within Policy CS2 of the Core Strategy; within defined villages the policy allows for the provision of local facilities. The public house contributed to the local facilities of Barnby Dun but as outlined in further detail below, this facility is now closed and is not designated as a community facility in the UDP or on the assets register. The proposed food retail would also contribute to the local facilities offer within this defined village.
- 8.4 In assessing the proposal regard must be had for policy PH12 - which states within the residential policy areas the establishment or extension of non-residential uses of appropriate scale will be permitted provided the use would not cause unacceptable loss of residential amenity through, for example, excessive traffic, noise, fumes, smells or unsightliness. The impact on residential amenity will be assessed later on in the report.

#### Loss of Public House

- 8.5 The proposal must be considered as a community facility under policy CF2. Policy CF2 states that 'the loss of community facilities not defined on the proposals maps will be resisted, especially where that facility lies within an area deficient in community facilities.' The Star Inn has been vacant for over 2 years; since then the site has become somewhat of an eyesore. The building was opening and closing on and off for a number of years prior to March 2017, which shows that a number of tenants have been unable to make the public house viable. It is noted that there are other drinking establishments within the area which have added to the pressure on viability (i.e. The Olive Tree). The marketing information supplied, outlines that the Star Inn could not compete with the Olive Tree and rents were lowered to ensure it remained open, however this had little effect. It is noted that this site has been marketed since February 2017, with no viable options.
- 8.6 The proposal is to convert this building into a large A1 unit for food sales, which are felt to add to the facilities for the community and bring the building back into use. Thus it is felt that the application will add to the vitality of the area and not cause significant harm to the local community facilities.
- 8.7 The loss of this community facility has been assessed and based upon information supplied regarding the closure and marketing of this establishment, it is considered that the loss of this public house whilst regrettable, is not contrary to UDP Policy CF2. The above is given significant weight in the determination of this application.

#### Residential Amenity

- 8.8 Policy CS14 ensures that proposals do not harm neighbouring amenity. In addition Policy PH12 states that the proposal must not impact the amenity of the area via noise, fumes, or smells.
- 8.9 The proposal would result in the intensification of this site from a public house where people tend to stay for long periods to a convenience store. The impact that this intensification could have on the surrounding residential area has been assessed and reports have been submitted which address this.

- 8.10 There would be no ventilation equipment required with the store only offering a small bakery element, which would only be for warming purposes; therefore there is not considered to be any impact in terms of odour or fumes.
- 8.11 The key noise generation will be from operational noise (deliveries and off-loading); traffic and customers; and plant machinery. The deliveries will be kept away from the residents as much as possible and will only be within the hours of 8am and 6:30pm (see appendix 4), secured by condition. The opening hours will be between 07:00 and 22:00 hours 7 days per week, the Environmental Health Department have not objected to these opening hours and with the exception of the earlier opening hours the closing would not be too different than the former use.
- 8.12 A noise survey has been submitted within this application to assess the impacts the proposed plant could have and outlines the maximum noise emission levels for the AC units and Refrigeration plant. This survey has been assessed by the Environmental Health Officer who does not object to this survey (subject to a validation report, secured by condition). Should the actual noise levels not meet the predicted maximum cumulative design rating level detailed in table 3 of the noise report (Report Reference: 88486), appropriate mitigation measures shall be submitted to the local planning authority for approval in writing.
- 8.13 Residents have also raised concerns relating to the potential for customers utilising an ATM machine on the site and keeping engines running. The ATM machine has been positioned to the side elevation facing onto the car parking area, this is the best location as it would mean customers would have to pull into the site to see the ATM as it would not be directly visible from High Street and should encourage customers to park up to use the machine. Regarding the matter of continual running engines, the site has an existing car park which is being used to this day, any car could keep their engine running on this car park or on High Street and as such this carries limited weight. Other vehicle related noise impacts have been assessed by the Environmental Health Officer who has not objected to this application.
- 8.14 Even though lighting is not referenced directly within Policy PH12, it is considered that external lighting can impact on the surrounding residents and therefore full details of lighting have been supplied to the LPA. This shows that there would be minimal light spillage outside of the site boundary with the greatest lux level proposed being 42.5Em which is almost half of the standard allowance for parking areas. The lighting information has also been reviewed by the Environmental Health Officer, who has not objected to this application.
- 8.15 The proposal includes the erection of a rear extension, to be utilised as a back of house area. The extension would run close to the boundary of the residential property to the rear of the site. The extension would be 4.3m in height and would be concealed behind the existing boundary wall and 1.8m high fence. Furthermore, from site inspection and photos shown within the noise report it is clear that the dormer property to the rear of the site does not have any visible windows on its side elevation, resulting in minimal impact in terms of dominance or overshadowing. The plant area would face onto the proposed car parking area.

- 8.16 It is considered that subject to the conditions requested by the Environmental Health Officer, the proposal would not result in significantly detrimental harm to the amenity of the area.

#### Character of the Area

- 8.17 The proposal includes alterations to the existing building to allow for the conversion of the public house into a retail unit, these alterations include a side/rear extension, plant area, additional entrance to the side, ATM and blocking up openings. The proposed alterations are considered to be sympathetic and in keeping with the existing public house, which prior to its closure and dilapidation provided a positive contribution to the visual amenity of the area. The front elevation would remain mostly the same, meaning that the proposal would not significantly impact the street scene. The openings to the side gables would be mostly visible from within the site itself, given surrounding boundary treatments and the position of the building on site; therefore offering minimal harm.
- 8.18 Any signage would be subject to separate advertisement consent.
- 8.19 The proposal is considered to be in accordance with Policy CS14 of the Core Strategy.

#### Trees and Ecology

- 8.20 Policy CS16 (D) states that proposals will be supported which enhance the borough's landscape and trees by: being appropriate to the landscape's character, sensitivity and capacity; including measures to mitigate any negative impacts on the landscape; ensuring designs are of high quality, include appropriate hard and soft landscaping, a long term maintenance plan and enhance landscape character while protecting its local distinctiveness; and retaining and protecting appropriate trees and hedgerows, and incorporating new tree, woodland and hedgerow planting.
- 8.21 The Council's Tree Officer requested clarification on some aspects of the plans and tree survey, an amended survey has been submitted and the proposal is considered to be acceptable. The tree to the front of the site on the site plan, is no longer in situ; this has been clarified by the agent. No landscaping scheme has been requested by the tree officer, as there is limited landscaping on site currently. Furthermore the loss of the trees and overgrown vegetation to the rear boundary, is not considered to be an issue; whilst it does provide some merit in terms of screening for the residents to the rear, it is of no merit in terms of surveying.
- 8.22 An Ecology Survey has been submitted with this application, the vacant building has been assessed and the survey found that there is negligible potential for use by roosting bats. The ecology officer does not object to the application, but has requested that a condition be added to enhance the ecological interest of the site.

## Highways

- 8.23 Policy CS14 of the Core Strategy advises that new development should have no unacceptable negative effects upon the amenity of neighbouring land uses or the environment and one of the ways to achieve this is to ensure that developments consider the "quality, stability and security of...the highway" (part A.2)
- 8.24 The highways officer has assessed the application and originally objected to the application based on the proposed delivery vehicles and public parking in one shared space. Further information and amended plans have been received, which have overcome the Highway Officer's concerns. The applicant has outlined the delivery schedule which outlines that bread and milk will be delivered daily on a rigid HGV and chilled foods will be delivered mon-fri between 5pm-7pm on a rigid HGV other HGV deliveries would be no more than three times a week, with all other deliveries being in vans. The refuse collection would be Tuesdays and Thursdays. The amended site plan shows the HGVs utilising the existing vehicle access in a forward gear and then reversing back within the site; to manage this in terms of health and safety a 'banksman' will be used to assist with the deliveries.
- 8.25 Following receipt of this additional information the Highways Officer was re-consulted and they have removed their objection to the application; the proposal subject to conditions relating to its management would not result in a detrimental impact to the highways safety of the area and is therefore in accordance with CS14 of the Core Strategy and PH12 of the UDP.
- 8.26 The objections outline loss of car parking for nursery customers and residents of the neighbouring properties; it was confirmed by the applicant that the ownership does fall within the title deeds of the owners and there is no right of access or parking for other users registered on the title.

## Flood risk

- 8.27 According to the Environment Agency flooding maps, the site is within flood zone 3, which means it has a high probability of flooding.
- 8.28 Planning Policy advises that development in areas at risk from flooding is a material consideration. The NPPF states "inappropriate development in areas at risk from flooding should be avoided by directing development away from areas at risk but where development is necessary, making it safe without increasing flooding elsewhere".
- 8.29 The Planning Practice Guidance website provides detailed advice on developments in flood zones. The Guidance website firstly places uses into a vulnerability classification. Retail uses fall within a 'less vulnerable' classification. The former use was classified as 'less vulnerable' so the vulnerability classification has not changed.

- 8.30 A flood risk assessment was submitted with the application. The applicant has therefore acknowledged that the site is at risk from flooding. The flood risk assessment was checked by the Environment Agency and they raise no objections. In their consultation response, the Environment Agency has also provided guidance on making the building flood resilient and recommended a flood evacuation plan. An informative on the decision notice will bring this guidance to the applicant's attention.
- 8.31 Finally, no sequential test is required as the Doncaster Flooding SPD states that "Where a change of use proposal does not involve operational development a Sequential Test will not be required."

Returning a Building Back into Use:

- 8.32 This proposal would bring back into use a vacant commercial unit, which would improve the economic vitality of the area. It is considered to offer modest weight in the determination of this proposal. It is worth noting that competition between other businesses is not a material planning consideration. This application is considered to be in accordance with the NPPF, specifically section 2 and 6. which deal specifically with sustainability and building a strong, competitive economy.

**9.0 Summary and Conclusion**

- 9.1 The proposal would result in an intensification of the site and would result in more trip generation and earlier opening hours, however it is considered that the mitigation proposed and the details supplied with this application justify this change of use without harming the amenity or highway safety of the area. Furthermore the proposal would result in a vacant 'run down' public house being altered, resulting in benefits to the local community. This application is compliant with the development plan and the NPPF and there are no material considerations which indicate that it should be refused.

**10.0 RECOMMENDATION**

**Planning Permission GRANTED subject to the following conditions.**

01. STAT1            The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.  
REASON  
Condition required to be imposed by Section 91(as amended) of the Town and Country Planning Act 1990.
02. U0070738        The development hereby permitted must be carried out and completed entirely in accordance with the terms of this permission and the details shown on the approved plans listed below:  
12879 DB3 B01 00 DR A 90-010 amended 02.07.19  
12879 DB3 B01 00 DR A 20-004 amended 02.07.19  
13614 DB3 B01 00 DR A 70-001 amended 02.07.19

REASON

To ensure that the development is carried out in accordance with the application as approved.

03. U0070739 Prior to the site being brought into use details of the proposed location of:

- the provision of two 2F type schwegler bat boxes installed no lower than 4m above ground and in a south east to south west facing direction, and:

- The provision of two schwegler 1B nest boxes in appropriate locations on mature trees or buildings on the site.

Shall be provided to the local planning authority for approval in writing. The agreed scheme shall then be implemented as agreed.

REASON

In line with Core Strategy Policy 16 to ensure the ongoing ecological interests of the site.

04. U0070740 The development shall be carried out in accordance with the submitted flood risk assessment submitted by Watermans (Job No 14920 dated 7 May 2019) and the following mitigation measures it details:

- o Finished floor levels of the existing and proposed floor shall be set no lower than 5.95 metres above Ordnance Datum (AOD).

These mitigation measures shall be fully implemented prior to the site being brought into use and subsequently in accordance with the scheme's timing/ phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

REASON

To reduce the risk of flooding to the proposed development and future occupants

05. U0072170 The development hereby approved shall be operated in accordance with the submitted Delivery Management Schedule received 29.07.2019.

REASON

To ensure the development does not harm the highway safety of the area, in accordance with CS14 of the Core Strategy.

06. U0072212 On completion of the installation of the air conditioning and refrigeration units a further noise report shall be submitted to the Local Planning Authority. The noise report shall be conducted by a competent noise consultant whilst the units are in operation and during daytime and night-time periods. Should the actual noise levels not meet the predicted maximum cumulative design rating level detailed in table 3 of the noise report (Report Reference: 88486) produced by Noise Solutions Ltd dated 11th April 2011, outside the nearest residential dwelling, appropriate mitigation measures shall be submitted to the local planning authority for approval in writing. Such approved mitigation measures shall be implemented within three months of the date of the further noise report.

## REASON

In the interests of protecting the residential amenity of nearby residential neighbours in accordance with adopted Unitary Development Plan Policy PH 12: Non Residential Uses within a Residential Policy Area.

01. IFP

### INFORMATIVE

We recommend that the developer uses this opportunity to reduce the potential impact of flooding by raising floor levels wherever possible and incorporating flood proofing and resilience measures. Physical barriers, raised electrical fittings and special construction materials are just some of the ways to help reduce flood damage.

Guidance on how to reduce flood damage can be found at the following websites:-

Communities and Local Government: 'Improving the flood performance of new buildings' -  
<http://www.communities.gov.uk/publications/planningandbuilding/improvingflood>;

Environment Agency: How to reduce flood damage -  
[www.environment-agency.gov.uk/homeandleisure/floods/105963.aspx](http://www.environment-agency.gov.uk/homeandleisure/floods/105963.aspx);

Department for Communities and Local Government: Preparing for floods -  
[www.communities.gov.uk/publications/planningandbuilding/improvingflood](http://www.communities.gov.uk/publications/planningandbuilding/improvingflood);

Ciria: What to do if your property is flooded and how to minimise the damage from flooding - [www.ciria.com/flooding/](http://www.ciria.com/flooding/);

National flood forum-  
[www.floodforum.org.uk/index.php?option=com\\_content&view=article&id=8&Itemid=4](http://www.floodforum.org.uk/index.php?option=com_content&view=article&id=8&Itemid=4)

02. IFWI

### INFORMATIVE

At the time of this decision, the site has been identified as being within an area of medium or high flood risk, based on the Environment Agency's flood maps. Therefore, the applicant/occupants should consider registering for the Environment Agency's Floodline Warning Direct, by phoning Floodline on 0345 988 1188 . This is a free service that provides flood warnings direct by telephone, mobile, fax or paper. It also gives practical advice on preparing for a flood, and what to do if one happens. By getting an advanced warning it will allow protection measures to be implemented such as moving high value goods to an elevated level as well as evacuating people off site.

03. U0013618

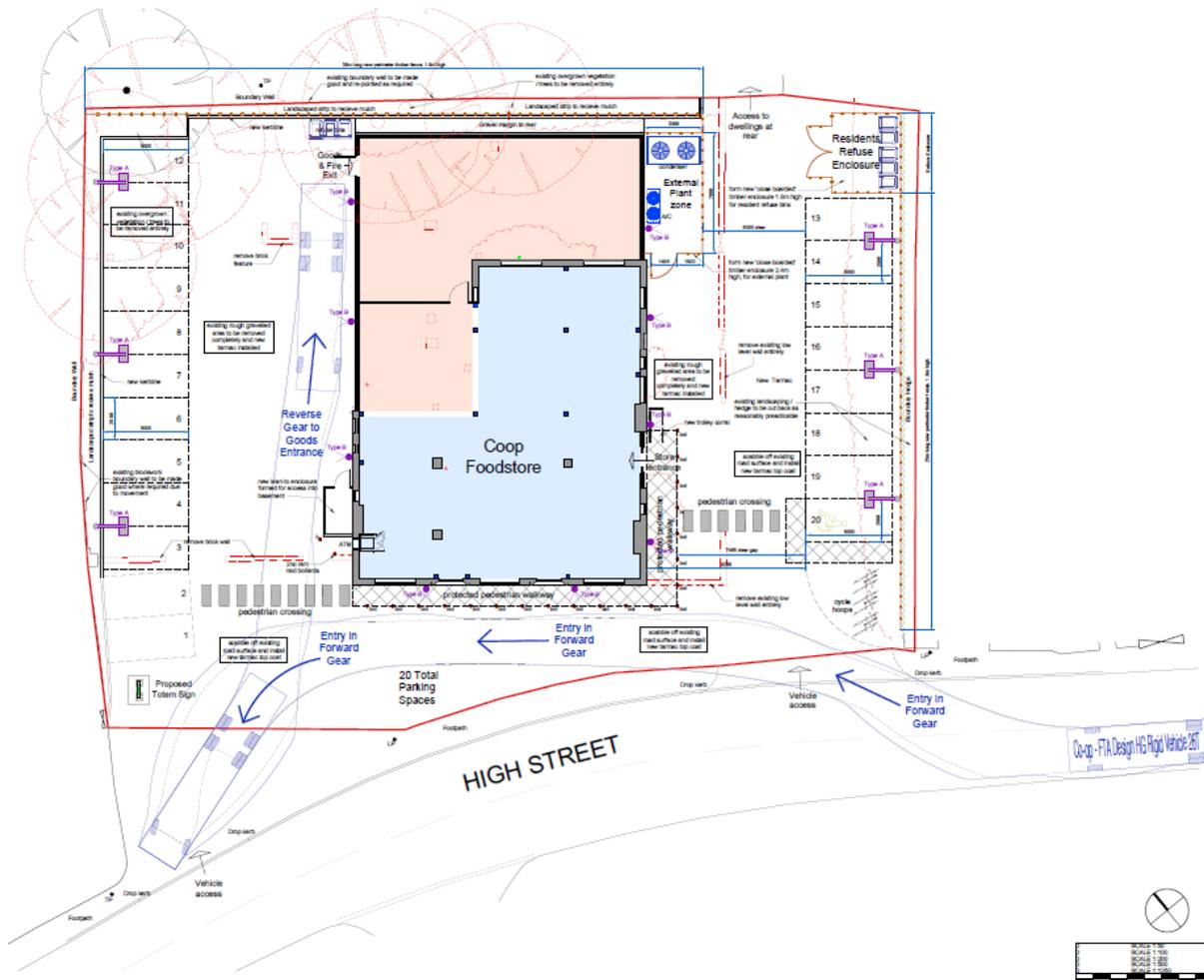
### INFORMATIVE

The ash tree on the frontage of the site is subject to Doncaster Rural District Council Tree Preservation Order (No.11) 1970 Barnby Dun with Kirk Sandall. The development hereby granted shall not imperil this tree through construction activities. It is a criminal offence to wilfully damage

any tree subject to a Tree Preservation Order and failure to adhere to this advisory note may be deemed to constitute wilful damage and may result in criminal proceedings being instigated by the council. Preventing damage to the trees is in the interests of tree health and also in the interests of safety of persons and property.

**Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. It is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.**

# Appendix 1: Site Plan



**Boundary:**  
 Assumed Centre Line

**SCHEDULE OF AREAS**

EXISTING SITE AREA	17,000 sqft
EXISTING G.I.A	2,500 sqft
PROPOSED G.I.A	4,400 sqft
PROPOSED SALES FLOOR	3,000 sqft
PROPOSED BOH	1,400 sqft
PROPOSED CAR PARKING	20

NOTE: DOES NOT INCLUDE ANY BASEMENT OR FIRST FLOOR WORKS

**Hatch pattern key:**

- Existing Building Retained
- Proposed Extension

**Lighting Proposals:**

- Type A Proposed 28W LED Street Light - 4000k
- Type B Proposed 13W LED Circular IP65 Bulkhead Light

**External Plant:**

Condenser model:  
 SE-MAN120-020184  
 Ambient temperature 35degC  
 Sound pressure level 28dBA @ 1m  
 Mean pressure level 30dBA @ 1m

AC model:  
 PUR-V-050/NWAA-1-05  
 Sound pressure level 64.5dBA @ 1m  
 Mean pressure level 64.5dBA @ 1m

**APPROVAL**

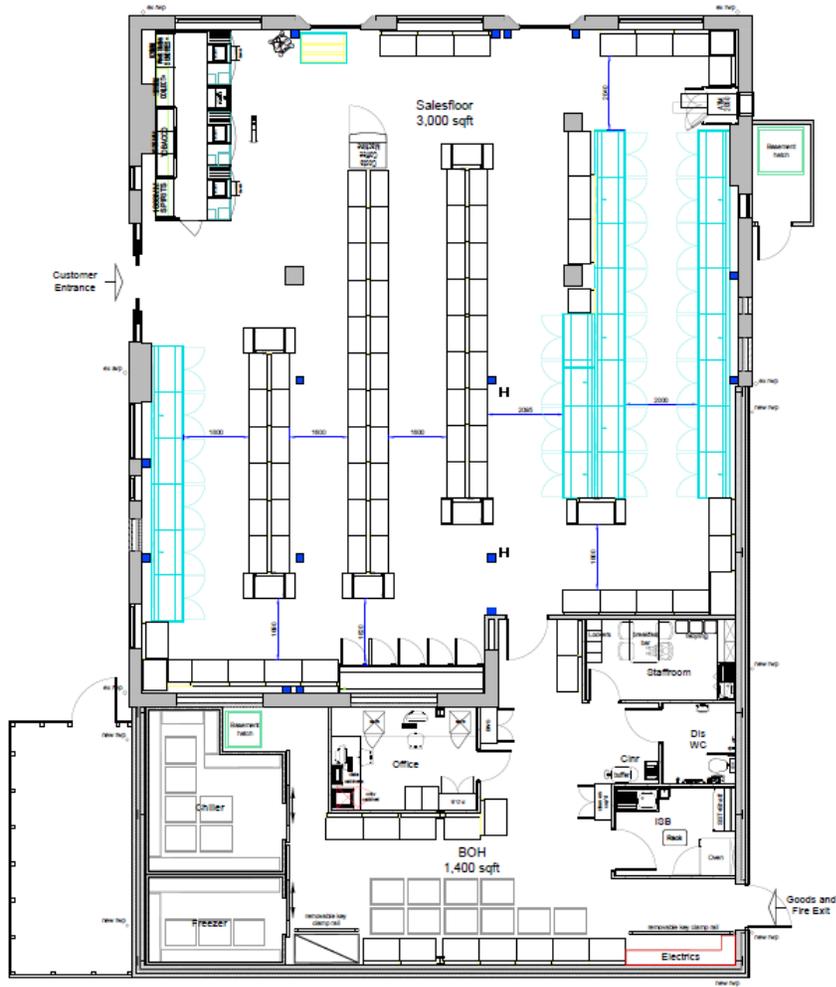


Client/Engineer/Contractor		
Project Name		
Project Site		
Project File No.		
Author		
Check		
Date		
Scale		
Notes		





# Appendix 3: Proposed Floor Plans



DRAFT	
darntonB3 ARCHITECTURE	
Project: The First Public House 1000 West 100th Street, Suite 100 Denver, Colorado 80231	
Client: The First Public House	
Date: 10/15/2024	
Scale: 1/8" = 1'-0"	
Drawing No.: 1000-01	
Revision: 1.0	
Author: J. Darnton	
Checker: M. Darnton	
Date: 10/15/2024	
Project Location: 1000 West 100th Street, Suite 100 Denver, Colorado 80231	
Drawing Title: Proposed Floor Plans	
Drawing Description: This drawing shows the proposed floor plans for the first public house, including the sales floor and back of house.	
Drawing Notes: 1. All dimensions are in feet and inches.	
2. All materials are to be specified by the architect.	
3. All work is to be completed in accordance with the contract documents.	
4. All work is to be completed in accordance with the applicable building codes.	
5. All work is to be completed in accordance with the applicable fire codes.	
6. All work is to be completed in accordance with the applicable health codes.	
7. All work is to be completed in accordance with the applicable safety codes.	
8. All work is to be completed in accordance with the applicable accessibility codes.	
9. All work is to be completed in accordance with the applicable environmental codes.	
10. All work is to be completed in accordance with the applicable energy codes.	

## Appendix 4: Delivery Schedule

### BARNBY DUN, DONCASTER, CENTRAL ENGLAND CO-OPERATIVE CONVENIENCE STORE - DELIVERY SCHEDULE

Product	Vehicle			Source	Time	Mon	Tues	Weds	Thurs	Fri	Sat	Sun	Comments
	Type	Length	Weight										
Ambient Grocery	Rigid	12.0m	26T	FDC	as tabled	7am - 9am		7am - 9am		7am - 9am			CEC delivery fleet
Chilled food	Rigid	12.0m	26T	CDC	as tabled	7am - 9am							CEC delivery fleet
						5pm - 7pm			CEC delivery fleet				
Frozen Food	Rigid	12.0m	26T	ACC	0700 - 2100*								*TCG delivery sheet - 2hr timeslot tbc
Bread	Rigid	10.4m	18T	Allied	0700 - 1100	7am - 9am							
Bread	Rigid	10.4m	18T	Warburtons	0700 - 1100	7am - 9am							
Milk	Rigid	12.0m	26T	Wisemans	0700 - 1000								
Sandwiches	Van	5.5m	3T	Greencore	0900 - 1100								
News & Magazines	Van	5.5m	3T	Smiths	0400 - 0700								
Local News	Van	5.5m	3T	Local	1100 - 1500								
Bin Collection	Refuse				0700 - 1700								indicitive enrty only - day tbc
Waste Meat Collection	Refuse				0700 - 1700								indicitive enrty only - day tbc