

**ITEM NO.     SUBJECT**

**1               Ref: RB2017/0300**

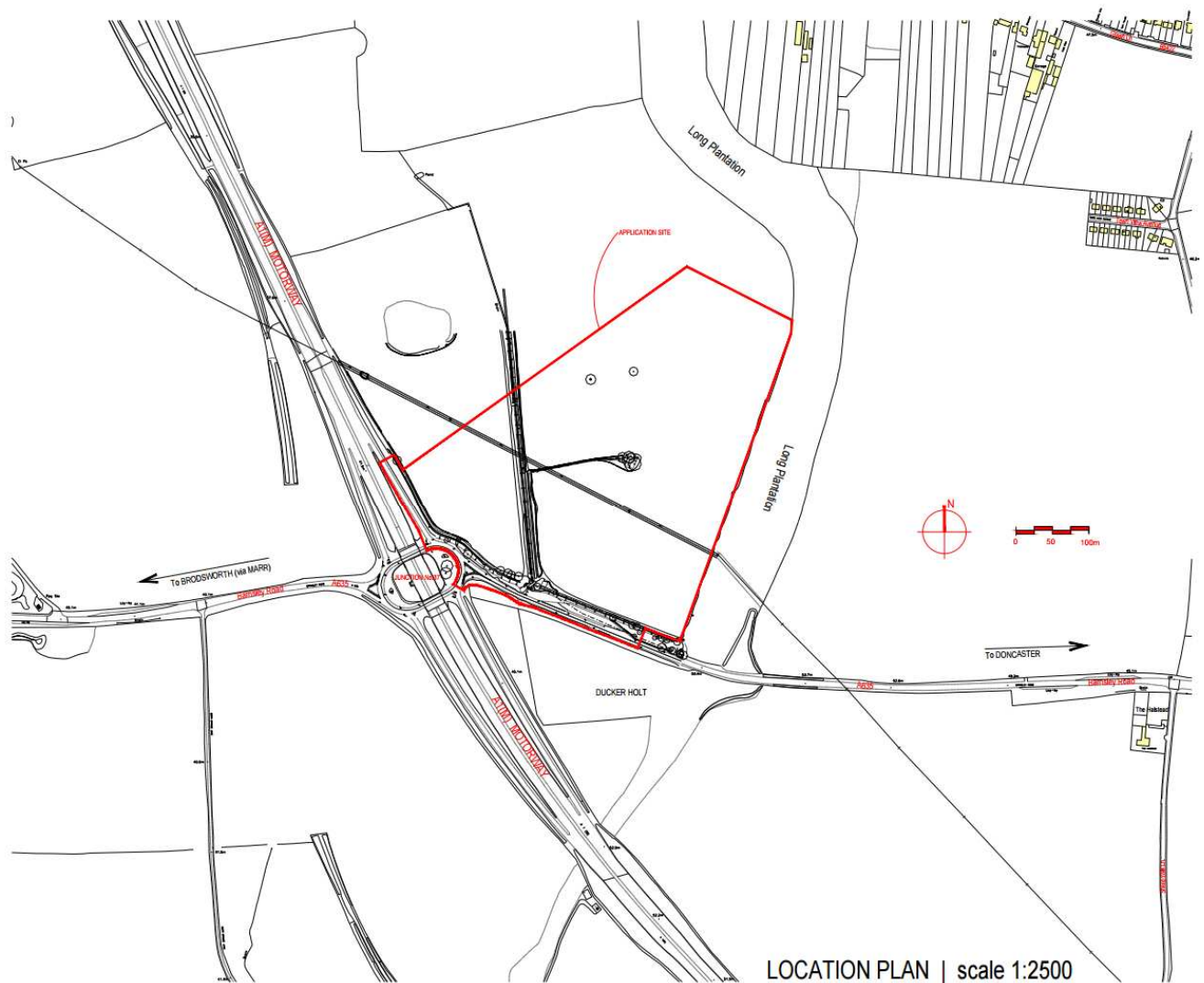
Courtesy Consultation for construction of new Motorway Service Area ("MSA") to comprise: amenity building, lodge, drive thru coffee unit, associated car, coach, motorcycle, caravan, HGV and abnormal load parking and a fuel filling station with retail shop, together with alterations to the adjacent roundabout at Junction 37 of the A1(M) to form an access point and works to the local highway network. Provision of landscaping, infrastructure and ancillary works at land north-east of J37 of the A1(M) Motorway, Marr Roundabout, Doncaster, DN5 7AS for Moto Hospitality Limited

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### Recommendation:

That Doncaster Metropolitan Borough Council be informed that the Council have no objections to the proposal.



## **Background**

Rotherham MBC has been consulted on the above planning application submitted to Doncaster Metropolitan Borough Council. This is a 'courtesy' consultation as required due to the close proximity of Rotherham Borough to the application site. RMBC are invited to provide Doncaster MBC with comments on the application and the impact of the proposal on Rotherham in terms of such planning related issues as the environment, flooding, traffic and the vitality / viability of Rotherham town centre.

## **Site Description & Location**

The proposed Motorway Service Area occupies the northeast quadrant off the junction 37 roundabout on the A1(M) at its intersection with the A635 Barnsley Road.

Doncaster is located to the southeast via the A635. The site has a common boundary with the motorway along its western boundary. The southern boundary is formed by the A635 leading south-easterly into Doncaster, linking Doncaster to Barnsley to the west.

The proposed site encompasses an area of c37.28 acres / 15.1 hectares and comprises two fields in agricultural use, divided by the Mellinder Dike drain running north / south through the site.

Rotherham's boundary at Wath is approximately 9 km south-west of the site.

## **Proposal**

The application submitted to Doncaster MBC is for a MSA which comprises of the following:

- Entry / exit points to highway network at the roundabout at junction 37
- Internal road circulation
- Main amenity building, including external seating, plant buildings and service yard areas
- Lodge building and associated gardens
- Fuel filling station (for all vehicles)
- Drive-thru unit (coffee)
- Other freestanding mobile kiosk units in close proximity to main amenity building entrance
- Parking for:
  - Main amenity building and lodge (includes cars and motorcycles)
  - HGV parking
  - Coach parking
  - Caravan parking
  - Staff parking
  - Cycle parking (staff)
  - Abnormal load parking bay
- External works comprising:
  - Soft landscaping
  - Hard landscaping
  - Water features

- Picnic areas
- External seating areas
- Dog walking areas
- Signage
- Lighting
- Site-wide surface water drainage via sustainable drainage systems (SuDS)

## **Consultations**

RMBC - Transportation and Highways Design – Have indicated that the development is unlikely to have a material adverse impact on highways in the Rotherham.

RMBC - Landscape Design – Have no objections to raise to the development on landscape grounds.

RMBC – Air Quality – Have stated that there is not likely to be any impact of levels of air pollution within Rotherham.

RMBC - Environmental Health – Have no issues with the development in respect of its impact on the environment of the Borough or its residents.

## **Appraisal**

The main issues with the proposal affecting Rotherham would include the impact on traffic levels within the Borough and the impact on the general environment for the Borough's residents.

In terms of impact on the Borough's highway network, due to the distance of the proposal from the Borough boundary, it is unlikely that it would have a material adverse impact on highways in the Rotherham area. Furthermore, it is not anticipated that there will be any significant impact on air quality in Rotherham from this proposal. Therefore there will be no adverse impact on Rotherham's highway network or the health of Rotherham's population via increased air pollution.

It is also considered that given the distance between the site and the Borough boundary, along with the intervening topography and vegetation (Brookfield park 40ha new woodland lies within the top NE corner of the borough), will effectively neutralise any effects the development would have on views from the Borough. Therefore the proposal would have no impact on the landscape of the Borough or views from within it.

It is therefore considered that given the distance from the Borough boundary to the site, together with the topography and character of the land between, the proposals would have no adverse impact on the highway network, environment and population of Rotherham.

## **Conclusion**

Having regard to the above it is concluded that there would be no impact on Rotherham and as such it is recommended that Doncaster MBC should be notified that RMBC raise no objections to the proposals.