



Minerals and Waste Planning
Environmental Permitting
Quarry Consultant

**PLANNING APPLICATION FOR THE ERECTION OF A DEWATERING PLANT, STEEL
CONTAINER TO HOUSE A COMPRESSOR AND CONTROL EQUIPMENT, RETAINING
WALLS AND WALLED BAYS AT UNIT 22, SHAWFIELD ROAD, CARLTON INDUSTRIAL
ESTATE, BARNSELEY S71 3HS**

**SUBMITTED ON BEHALF OF
GO PLANT LIMITED
LEICESTER ROAD, IBSTOCK
LEICESTERSHIRE LE67 6HP**

MARCH 2018



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LIST OF DRAWINGS

10152/01	SITE PLAN
1503 P02 Rev C	SITE PLANS AND ELEVATIONS

1. INTRODUCTION

- 1.1 We are instructed by Go Plant Ltd (“the Applicant”) to produce a planning statement in support of a full planning application for the erection of a dewatering plant, steel container to house a compressor and control equipment, retaining walls and walled bays (“the Application”) at Unit 22, Shawfield Road, Carlton Industrial Estate, Barnsley S71 3HS (“the Site”). The Site and its immediate locality are shown on Drawing 10152/01.
- 1.2 The plant, walls, bays and container are to be erected in the position shown on Drawing 1503 P02 Rev C. This drawing shows a plan view of the layout together with elevations.
- 1.3 The Applicant uses the land within which the Site is located, as its office and vehicle depot for its road sweeping business within the district. The proposed facility is to be used to dewater the road sweepings, separating the sweepings into solids and water. The water will be reloaded into the road sweepers and the solids will be removed off-site to an appropriately permitted treatment facility. This will reduce overall vehicle movements as each sweeper has to travel to a treatment facility off-site. Once the on-site facility is in use, the road sweepers will come back to base to discharge and the only additional vehicle movements will be approximately 10 loads of solids away from Site each week.
- 1.4 The Site is located in Flood Zone 1 and the facility will be constructed on an existing fully drained concrete pad. No additional run-off will be generated and there is no requirement for a Flood Risk Assessment.

2 PROCESS DESCRIPTION

- 2.1 The facility will consist of a filter press equipped with 2.3m high water tanks at either end. A steel container (6.1m by 2.9m by 2.45m) will be located in the NE corner and will house a compressor, pumps and the control panel for the filter press. The filter press and water tanks will be a neutral colour and the container will be painted in grey.
- 2.2 A low wall constructed with interlocking concrete blocks will act as a containment barrier along the northern and north eastern perimeter to partially enclose the area containing the press, water tanks and container.
- 2.3 Three concrete block walled bays will be constructed. Two bays will be 6m deep and 3.85m internal width. The bay walls will be 1.8m high. The rear of each bay will be

equipped with a sealed floor tank into which the road sweepers will discharge their load of road sweepings. The liquid sweepings will be pumped into the filter press.

- 2.4 The third bay will be wider and will accommodate dry sweeper loads and filter cake, the latter being transported from the filter press discharge to the solids by using an off-road tele-handler equipped with a bucket. The tele-handler will also be used to load solids out from the solids bay into skips or tipper wagons for dispatch off-site.
- 2.5 The filter press will separate the solids from the water, pumping the water into a holding tank. The road sweepers will be recharged with water from the holding tanks ready to leave site for the next road sweeping deployment.

3 DESIGN AND ACCESS STATEMENT

- 3.1 The criteria for design and access statements is set out in The Town and Country Planning (Development Management Procedure) England (Amendment) Order 2013. Such statements are required for major development, or where the development consists of one or more dwelling houses or buildings with floor space of more than 100m². Design and Access Statements are not required for waste developments
- 3.2 A Design and Access Statement is therefore not required for this planning application.

4 ENVIRONMENTAL IMPACT

- 4.1 Located within an existing industrial premises, on a general industry industrial estate, the proposed new facility will not have any significant environmental impacts. The various structures will be located to the rear of the premises and will be lower in height than surrounding buildings and walls. It will only be visible through the entrance off Shawfield Road.
- 4.2 The compressor and pumps will be located within the steel container which will be fitted with adequate noise attenuation. It is unlikely that noise generated by the facility will be discernible above ambient noise levels on what is a busy industrial estate.
- 4.3 The only additional traffic movements will be approximately 10 HGV loads per week. Overall the kilometres travelled by the road sweepers will be significantly reduced. Without the facility, each sweeper travels to an off-site treatment facility to discharge before coming back to Shawfield Road to be parked overnight. With the facility, they will not need to travel to the off-site facility and can return directly to Shawfield Road.
- 4.4 There will be no additional noise or air quality impacts.

- 4.5 The Site is located in Flood Zone 1 and the building will be constructed on an existing concrete pad. No additional run-off will be generated and there is no requirement for a Flood Risk Assessment as the Site area is less than 1 hectare.

5 PLANNING POLICY

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise. In this instance, the statutory development plan consists of:

- The Barnsley Core Strategy (September 2011)
- The Barnsley, Doncaster and Rotherham Joint Waste Plan (March 2012)
- The saved policies of the Barnsley Unitary Development Plan (UDP) (December 2000)

The Barnsley Local Plan Consultation Draft (2014) is at an early stage but will replace the Core Strategy and UDP when adopted.

- 5.2 Policies on waste management are contained within the Joint Waste Plan and the Core Strategy has little direct relevance. The UDP identifies the Site as being within an Employment Policy Area and this designation is continued in the draft Local Plan as Urban Fabric. Urban Fabric is defined as land within the settlement with no specific allocation.

- 5.3 The Joint Waste Plan identifies a number of key outcomes for commercial and industrial waste. One of these is the need for Barnsley, Doncaster and Rotherham to provide sufficient new waste management facilities to meet a capacity shortfall. The shortfall is identified at around 517,000 tonnes of recycling, treatment and recovery capacity for municipal, commercial and industrial waste. This could be met through the provision of three large sites or a number of smaller sites.

- 5.4 Policy WCS1 commits the three authorities to facilitate proposals to address the identified municipal, commercial and industrial waste management capacity gap by supporting new or replacement smaller-scale facilities where these are required to serve local catchment areas and communities. The policy also sets a number of key principles for the assessment of waste proposals, which include the following:

"3) Proposals will be supported which enable Barnsley, Doncaster and Rotherham's waste to be managed locally, whilst allowing waste to be imported or exported where this represents the most sustainable option.

- 4) *Priority will be given to waste proposals which maximise the reuse of vacant or underused brownfield land, particularly within established employment areas and which provide opportunities for co-location and priority areas for regeneration.*
- 5) *Waste proposals will be directed towards accessible locations with good transport links, particularly in and around urban areas."*

5.5 Policy WCS4 deals with unallocated sites such as that subject to this Application. The relevant parts of the Policy state:

"A. Proposals for waste development on non-allocated sites will be permitted provided they demonstrate how they:

- 1) do not significantly adversely affect the character or amenity of the site or surrounding area;*
- 2) contribute towards the aims of sustainable waste management in line with the waste hierarchy;*
- 3) do not undermine the provision of waste development on strategic sites set out under policy WCS3;*
- 4) prioritise the reuse of vacant or underused brownfield land, where possible; and*

B. Subject to meeting these criteria, the types of location where waste proposals may be acceptable in principle include:

- 1) existing waste transfer recycling, composting, treatment and recovery sites;*
- 2) designated employment and industrial areas/sites;*

5.6 Policy WCS6 sets out considerations for all waste management proposals. Waste development will only be permitted where it is demonstrated that the proposals:

- "1) support the vision, aims and overall strategy of the Joint Waste Plan and, where relevant, the delivery of our municipal waste management strategies;*
- 2) provide access (which is appropriate to the scale and nature of the development) to and from the main transport network - including, where possible, rail and canal/river links that offer the potential to transport waste;*
- 3) ensure there is adequate highway capacity to accommodate any additional vehicles generated;*
- 4) ensure there is adequate space on site for vehicles to enter, wait, unload and leave safely;*
- 5) propose technology which is suitable for the location and nature of the site;*
- 6) provide high quality design and architecture, sympathetic to its context and surroundings using sustainable construction, water and energy saving measures to maximise efficiency and recover energy, where practicable;*

- 7) *provide effective on-site waste management measures to ensure safety and security;*
 - 8) *mitigate any constraints that may reduce the potential to redevelop the site and adjoining areas in the future;*
 - 9) *provide adequate means of controlling noise, vibration, glare, dust, litter, odour and vermin and other emissions (e.g. greenhouse gases and leachate) so as to avoid adverse effects on the amenity of the immediate and surrounding environment and human health, both during and after operations;*
 - 11) *will not have an adverse impact upon the quality of ground and surface water or drainage, especially ground water aquifers and flood risk areas;*
 - 16) *will not increase the risk of flooding elsewhere in the catchment area and will, where possible, improve the existing flood risk situation;"*
- 5.7 This proposal assists in enabling Barnsley to manage its waste locally and helps to maximise the use of already developed land. It is co-located with the depot where the road sweepers are parked and maintained. It generates only a small number of additional HGV movements whilst minimising overall miles travelled by the sweepers. The Site is located within a large industrial estate with good transport links to the urban area. The proposal is therefore in full accordance with Joint Waste Plan Policy WCS1.
- 5.8 The facility would not adversely affect the character or amenity of the surrounding area and contributes towards minimising waste to landfill in line with the Waste Hierarchy. The facility would be located on an underused developed site within an existing industrial estate. The proposal is therefore in full accordance with Joint Waste Plan Policy WCS1
- 5.9 The facility also meets all of the considerations set out in Policy WSC6. Access is provided through the Industrial Estate to the main transport network, and there is sufficient highway capacity to accommodate the additional 10 HGV movements per week. There is adequate space within the site for vehicles to enter, wait, unload and leave safely. The facility conserves water recovered from the road sweepings, enabling its re-use by the road sweepers.
- 5.10 Noise generation is adequately mitigated by enclosing the noisiest elements of the development; namely the compressor and pumps. The process is a wet one, therefore dust is unlikely to be generated. The site is already surfaced and no additional run-off will be generated. There will be no off-site increase in flood risk.

6 CONCLUSION

- 6.1 The proposed site is located within an industrial and commercial area that is appropriate for this type of development, and is capable of meeting all of the planning policy requirements. The development would minimise the distance travelled by each road sweeper by removing its journey to an off-site waste treatment facility, whilst marginally increasing HGV movements. it would also recover water for re-use by the road sweepers.
- 6.2 The development can be carried out without any significant impact on the locality and the amenity of local residents and road users.
- 6.3 It is therefore respectfully requested that planning permission be granted to enable the development to proceed as set out in this application.