AC Environment Solutions Ltd

Town and Country Planning Act 1990

Design & Access / Planning Statement For Change of Use

At

Units 1 and 1c – Metro Trading Centre

Barugh Green Road
Barugh Green
Barnsley
S75 1JT

On behalf of

J. Blackburn & Sons Ltd

Unit 27 Wharncliffe Business Park
Longfields Road (Off Laithes Lane)
Carlton
Barnsley
S71 3HT

Document Ref: AC/DAPS/PP-01402940

March 2011

AC Environment Solutions Ltd
Longfields Court, Middlewoods Way, Wharncliffe Business Park,
Carlton, Barnsley, South Yorkshire S71 3GN
01226 630044 phone | 01226 630001 fax
alison.chitoriski@btopenworld.com

Registered in England & Wales 07280914

Design and Access / Planning Statement
Change of Use

Contents

1 Executive Summary 1
2 Applicant/Agent 1
3 Description of the Proposal 1
4 Site Area 2
5 Site History / Contamination 2
6 Pedestrian and Vehicle Access 3
7 Vehicle Parking 3
8 Materials 4
9 Foul and Surface Water Disposal and Flood Risk 4
10 Other Environmental Considerations 4
11 Employment 5
12 Hours of Opening 5
13 Industrial and Commercial Processes 5
14 Regulation of Site 6
15 Planning Policy 6

Appendices

A 1:1250 Scale Location Plan
B 1:500 Scale Block Plan
C Photo Document

1 Executive Summary

1.1 This Planning Application (Reference PP – 01402940) relates to Units 1 and 1c and associated access, parking and yard space at the Metro Trading Centre, Barugh Green Road, Barugh Green, Barnsley, South Yorkshire S75 1JT.

1.2 The OS six figure grid reference for the site is 431448 407956.

1.3 The application is for change of use of the premises to a Non-ferrous Metal Recycling Facility (Use Class B2 - General Industrial). The applicant's business has outgrown its existing premises and needs to be relocated to suitable larger premises to ensure the continued success of the business, a safe operating environment and the ability to employ additional staff members as may become necessary in the future.

2 Applicant/Agent

2.1 The Applicant is J. Blackburn and Sons Ltd, a small successful Barnsley business which has been operating since 1918.

2.2 J. Blackburn and Sons Ltd are currently based at Unit 27 Longfields Road (off Laithes Lane), Wharncliffe Industrial Estate, Carlton, Barnsley S71 3HT. The applicant contact is Steven Blackburn.

2.3 The Agent is AC Environment Solutions Ltd of Longfields House, Longfields Court, Middlewoods Way, Wharncliffe Business Park, Carlton, Barnsley, S71 3GN. The agent contact is Alison Chitoriski.

3 Description of the Proposal

3.1 This Planning Application relates to Units 1 and 1c and associated access, parking and yard space at the Metro Trading Centre, Barugh Green Road, Barugh Green, Barnsley, South Yorkshire S75 1JT.

3.2 The application is for change of use of the premises to a Non-ferrous Metal Recycling Facility (Use Class B2 - General Industrial). The applicant's business has outgrown its existing premises in Carlton.

3.3 The units were previously used as a storage facility for a logistics company (Use Class B8 – Storage and Distribution) but the premises are understood to have been vacant since October 2008.

3.4 It is not intended that the external areas including the building and accesses will undergo major modifications as a result of this application. The alterations proposed are mainly internal and/or minor and temporary:

- Installation of a surface mounted weighbridge (Euro Deck type or similar with steel access ramp). The weighbridge will be located along the south side of the building adjacent to the front (eastern) elevation as shown on the 1:500 scale Block Plan and Photograph 5 of the photo document accompanying the application. The weighbridge will be 15m long and a maximum of 3.5 metres wide. An additional allowance of 5.0 metres has been made on site and on the plan to accommodate a single ramp and to allow maintenance of the

weighbridge. The width of the access/hardstanding at this location is a minimum of 7.3 metres allowing safe vehicular access to be maintained to Unit 1a, and 1b, although a pedestrian door only is accessible to 1b from this side of the building. A permanent yellow bollard is located adjacent to Unit 1b preventing access in the opposite direction from the rear of the units.

- Provision of six parking spaces along the southern elevation of the building to the west of the weighbridge.
- Security gates placed in front of roller shutter doors for additional security.
- Two existing wooden pedestrian fire doors to be replaced with steel security doors.
- Use of a standard portable cabin just inside the front part of the building as office space separated from the recycling operations.
- Alteration of height of internal interconnecting roller shutter door being raised to accommodate clearance for a fork lift truck.
- Addition of welfare facilities to southern side of Unit 1c to include toilets (two cubicles) and small staff kitchen.

3.5 Use of the weighbridge and parking requirements are detailed further in the Site Access and Parking sections of this statement.

3.6 No temporary alterations have been started and the change of use has not begun at the time of application submission.

4 Site Area

4.1 The total site area including the site demise and site access is 3,525m^2.

4.2 The internal floor area is:

- Unit 1 – 12,240 sq ft / 1,137.13 m^2.
- Unit 1c – 2,478 sq ft / 230.21 m^2.

5 Site History / Contamination

5.1 The history of the site and its surroundings has been ascertained from historical Ordnance Survey (OS) map extracts viewed on www.old-maps.co.uk operated by Landmark Information Group.

5.2 The site existed as open fields prior to 1956.

5.3 The Metro Trading Centre was constructed between 1956 and 1962.

5.4 The Metro Trading Centre was marked as an unidentified ‘works’ on all map extracts between 1962 and 1966 and also 1971 to 1983.

5.5 The site is marked as an ‘Electric Motor Works’ on the 1970-1971 map extract.

5.6 There is no reason to believe that the site would be adversely affected by contamination by historical uses. The proposal does not involve any new development and the site entirely surfaced by hard standing such that there should be no source, pathway receptor linkages.

6 Pedestrian and Vehicle Access

6.1 Preferred vehicular access to and from the site from the A635 Barugh Green Road is via the existing eastern entrance to the Metro Trading Centre. This entrance can be used for access or egress, however, there is an informal arrangement for large vehicles to fully circulate the Trading Centre in an anti-clockwise direction and leave the site via a two way ramp to the west of the main entrance.

6.2 Unit 1 is the first unit located on the left hand side on entry to the site and the unit is accessed via a roller shutter door. A pedestrian access/fire door is located directly to the right of the roller shutter door on the front (eastern) elevation.

6.3 The smaller Unit 1c is located directly to the rear of Unit 1 and the two units are joined by a steel roller shutter door which is to be raised to accommodate clearance for the forklift truck. Unit 1c also has a roller shutter door and a pedestrian exit door opening out from the western elevation of the building, which subsequently leads to around to the western entrance/exit ramp on the south side of the site.

6.4 Whilst vehicular and pedestrian access to Unit 1c is possible, it is only proposed to use these doors as an exit for emergency purposes. Therefore, the applicant can make a contribution to preservation of the amenity of the residential properties along the western boundary in accordance with UDP policy BA5_1.

6.5 The proposal does not involve any new or altered road or pedestrian access routes to or from the public highway or within the site and there are no new public rights of way to be provided within or adjacent to the site.

6.6 Part of the demise involves the yard area adjacent to the south side of the unit where the weighbridge and six parking spaces will be sited. Beyond this will be kept clear to facilitate vehicular access to Units 1a and 1b when occupied.

6.7 Vehicles needing to utilise the weighbridge will do so by performing a normal left handed reverse assisted by a banksman and will drive off in a forwards direction as indicated on the 1:500 scale plan.

7 Vehicle Parking

7.1 There are currently no marked spaces in the yard area in front of the unit due to the need to preserve a right of access to the adjoining Unit 3 when occupied.

7.2 As described in paragraph 6.6, six parking spaces of minimum dimensions x 2.4m wide x 4.8m long are to be sited west of the weighbridge. These will be occupied by employees.

7.3 Additional parking at the Trading Centre is available as necessary but on an informal basis.

7.4 The company pick-up truck and trailer will be parked inside the building for security reasons as and when necessary and outside of business operating hours.

8 Materials

8.1 Descriptions of the existing materials making up the property are detailed on the electronic form.

9 Foul and Surface Water Disposal and Flood Risk

9.1 The property is connected to existing mains drainage for the purposes of foul and surface water disposal.

9.2 The property is in Flood Zone 1 as identified from the Environment Agency's website and a Flood Risk Assessment is not considered to be warranted for this property.

10 Other Environmental Considerations

Trees

10.1 The only trees present on site are confined to verges or located adjacent to the western boundary fencing.

10.2 There are no areas external to the site that will an influence on the development and that would important in terms of the local landscape character.

Biodiversity

10.3 No protected or priority species, designated sites, habitats, other biodiversity features or features of geological conservation importance will be affected by the use of the property. Reference has been made to Natural England Magic Interactive Mapping System and a site inspection undertaken prior to the formation of this conclusion.

Waste Storage and Collection

10.4 The very small volume of household waste arisings created by J. Blackburn and Sons Ltd are delivered regularly by them to an appropriate licensed facility for disposal. No collections of household or other trade waste are necessary so access for additional vehicles providing such services is not required.

10.5 The recyclables are moved from their respective treatment areas inside the building by fork lift truck. The aluminium and copper bails would be stacked on pallets and loaded on to the collection vehicle or on to J Blackburn and Sons own trailer.

10.6 External collections of recyclable materials such as aluminium and copper bails, copper wire and shredded plastic from the cable stripping machine would occur approximately twice per week in addition to deliveries made by J. Blackburn & Sons.

10.7 The number of vehicles visiting the site to bring waste metals in for treatment is up to 200 per week and these comprise mainly small vans and private cars.

Hazardous Substances

10.8 No toxic, highly reactive, explosive or flammable substances would be used or created as a result of the processes taking place on site.

Trade Effluent

10.9 No trade effluent is to be released from the premises.

10.10 No trade waste is produced as a result of the business. All materials accepted at the site are recovered or recycled following treatment.

11 Employment

11.1 J. Blackburn and Sons Ltd currently employ five staff on a full time basis and one staff member works part time nine hours per week.

11.2 Due to relocation of the business to larger premises at the Metro Trading Centre it is anticipated that up to seven members of staff will be employed on a full time basis and the part time staff member will also be retained.

12 Hours of Opening

12.1 Hours of opening will be restricted to 08:00 to 17:00 on weekdays, 08:00 to 12:00 on Saturdays and the business will not operate on Sundays or Bank Holidays.

13 Industrial and Commercial Processes

13.1 No additional air conditioning or ventilation is required to be installed in the building in order to undertake the processes involved in the recovery and recycling of the non-ferrous metals.

13.2 The plant machinery and equipment that is to be installed or used on site, and the activities, processes and end products are listed in the table below:

Plant, Machinery, Equipment	Activities and Processes	End Products
Surface mounted weighbridge	Weighing of scrap metal entering and leaving the site	Accurate information for costing and gathering of environmental data.
Fork lift truck	Movement and storage of waste materials and recyclables inside and outside the building.	Provision of operational support and logistics for treatment recovery and recycling activities.
Pick-up truck and trailer	Transport of recyclables from disposers/to merchants.	Own transport/registered waste carrier.
Aluminium can sorter	Sorts aluminium cans from other metals such as steel.	Effective sorting of aluminium cans for bailing.
Non-ferrous bailer	Mechanically forms recyclable metals into oblong blocks which are easier to store, stack and transport.	Bails of recyclable non-ferrous metals, e.g. aluminium and copper.
Shears x 3	Cutting of non-ferrous metals.	Allows re-sizing and easier bailing of recyclable metals.
Cable/wire stripper	Strips insulation from wire, granulation of wire.	Metal granules Granules of plastic sent on to a third party to be re-used.

14 Regulation of Site

14.1 The site will continue to operate under exemption from the need for a permit under the Environmental Permitting Regulations 2010, Schedule 3, Part 1, Chapter 3, Paragraph T9 - Recovery of Scrap Metal.

14.2 The applicant is a registered waste carrier with the Environment Agency and is registered with Barnsley Council under the Scrap Metal Dealers Act 1964.

15 Planning Policy

15.1 The following planning policies have been identified that relate to the application site.

Local Policies (Barnsley UDP)

15.2 ED7 of Volume 1 Strategy, Policy and Justification / SPG 24
The site is located within an existing Employment Policy Area which will remain in employment use. Development will normally be permitted for business, industry and storage and distribution.

15.3 BA5 BA5_1 of Volume 2 Community Areas
In accordance with ED7 the Metro Trading Centre is to remain in employment use. This long established site has been used as a haulage, storage and distribution depot. New or small industrial units have been provided along the western side of the site. The premises are very closely related to residential properties on the northern and western boundaries. Residential amenity will be a primary consideration in dealing with any new proposals on these boundaries.

The rear of the property on the western boundary will only be used as an emergency exit to preserve the amenity of the residential properties along the western boundary of Metro Trading Centre.

Local Policies (Barnsley LDF)

15.4 CSP50 Waste and Recycling
This proposal supports Barnsley's objective to encourage sustainable waste management through provision of a network of sustainable waste management facilities allocated and assessed as set out in this policy.

Waste Policies (BDR Joint Waste Plan)

15.5 WCS1 (E), (G) & (I)
The site allows *(E) Barnsley's non-ferrous metal to be treated locally; (G) the site is located in an accessible urban location with good transport links; and (I) the process is 'clean' and will not cause adverse effects on the environment.* Additional references: PPS1 and RSS ENV12 & ENV14.

15.6 WCS4
The site is to be located in an existing employment area and will contribute to overall waste capacity requirements across the Barnsley borough. The facility will not undermine the provision of waste development on allocated sites or the delivery of the waste hierarchy and aims of the BDR Joint Waste Plan and will not alter the character of the site or surrounding uses. Additional references: PPS10 (para 16-21) and RSS ENV12 ENV14.

15.7 WCS6

The proposal conforms to the applicable parts of this policy which states the general considerations for all waste management proposals. The applicable considerations have been detailed and assessed during the preparation of this statement. Additional references: PPS10 (para 22-36) and RSS ENV12 ENV14.

Authored by:

A Chitoriski BEng (Hons) CEnv MCIWM
Minerals, Waste and Contaminated Land Surveyor

Date: March 2011

Appendix A

1:1250 Scale Location Plan

Appendix B

1:500 Scale Block Plan

Appendix C

Photo Document