



**Planning and Building Control**  
**Economic Regeneration - Place Directorate**  
 Barnsley Metropolitan Borough Council, PO Box 634, Barnsley, S70 9GG  
**DevelopmentManagement@barnsley.gov.uk**  
**www.barnsley.gov.uk/services/planning-and-buildings**

## Application for Planning Permission

### Town and Country Planning Act 1990 (as amended)

#### Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	<input type="text"/>
Suffix	<input type="text"/>
Property Name	<input type="text" value="Stairfoot Brickworks"/>
Address Line 1	<input type="text" value="Wombwell Lane"/>
Address Line 2	<input type="text" value="Stairfoot"/>
Address Line 3	<input type="text" value="Barnsley"/>
Town/city	<input type="text" value="Barnsley"/>
Postcode	<input type="text" value="S70 3NS"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="437869"/>	<input type="text" value="404986"/>

Description

## Applicant Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes  
☐ No

### Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

What is the measurement of the site area? (numeric characters only).

6.39

Unit

Hectares

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Erection of building for glass recycling; storage bays; office building, new vehicular/pedestrian/cycle access with gatehouse, weighbridges and associated works including landscaping.

Has the work or change of use already started?

☐ Yes

☒ No

## Existing Use

Please describe the current use of the site

The site was previously used as a brickworks in which ceased in circa 2003 and the associated infrastructure was subsequently demolished in 2009. Therefore the site is currently vacant and comprises of a large area of concrete hardstanding across the majority of the site.

Is the site currently vacant?

- ☒ Yes  
☐ No

If Yes, please describe the last use of the site

The site was previously used as a brickworks in which ceased in circa 2003 and the associated infrastructure was subsequently demolished in 2009.

When did this use end (if known)?

dd/mm/yyyy

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.**

Land which is known to be contaminated

- ☒ Yes  
☐ No

Land where contamination is suspected for all or part of the site

- ☐ Yes  
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes  
☒ No

## Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes  
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Walls

**Existing materials and finishes:**

Please refer to the submitted plans/drawings

**Proposed materials and finishes:**

Please refer to the submitted plans/drawings

**Type:**

Roof

**Existing materials and finishes:**

Please refer to the submitted plans/drawings

**Proposed materials and finishes:**

Please refer to the submitted plans/drawings

**Type:**

Windows

**Existing materials and finishes:**

Please refer to the submitted plans/drawings

**Proposed materials and finishes:**

Please refer to the submitted plans/drawings

**Type:**

Doors

**Existing materials and finishes:**

Please refer to the submitted plans/drawings

**Proposed materials and finishes:**

Please refer to the submitted plans/drawings

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

Please refer to the submitted plans/drawings

**Proposed materials and finishes:**

Please refer to the submitted plans/drawings

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Please refer to the submitted plans/drawings

**Proposed materials and finishes:**

Please refer to the submitted plans/drawings

**Type:**

Lighting

**Existing materials and finishes:**

Please refer to the submitted plans/drawings

**Proposed materials and finishes:**

Please refer to the submitted plans/drawings

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

965-D5A-XX-XX-DR-A-0001-Site\_Location\_Plan Rev. C01

965-D5A-XX-XX-DR-A-0002-Existing\_Site\_Plan Rev. C01

965-D5A-XX-XX-DR-A-0003-Proposed\_Site\_Plan Rev. C01

965-D5A-XX-XX-DR-A-0004-Processing\_Building\_Proposed\_GA\_Plan Rev. C01

965-D5A-XX-XX-DR-A-0005-Processing\_Building\_Proposed\_Roof\_Plan Rev. C01

965-D5A-XX-XX-DR-A-0006-Processing\_Building\_Proposed\_Elevations Rev. C01

965-D5A-XX-XX-DR-A-0007-Processing\_Building\_Proposed\_Sections Rev. C01

965-D5A-XX-XX-DR-A-0008-Admin\_Building\_Proposed\_Plans Rev. C01

965-D5A-XX-XX-DR-A-0009-Admin\_Building\_Proposed\_Elevations\_and\_Sections Rev. C01

965-D5A-XX-XX-DR-A-0010-Gatehouse\_Proposed\_Plans Rev. C01

965-D5A-XX-XX-DR-A-0011-Existing\_Site\_Section\_A Rev. C01

965-D5A-XX-XX-DR-A-0012-Proposed\_Site\_Section\_A Rev. C01

965-D5A-XX-XX-DR-A-0013-Site\_Section\_B Rev. C01

965-D5A-XX-XX-DR-A-0014-Site\_Section\_C Rev. C01

P22-2888 Design and Access Statement for Stairfoot Glassworks 11.04.24

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

☒ Yes

☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

☒ Yes

☐ No

Are there any new public roads to be provided within the site?

☐ Yes

☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☒ Yes

☐ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

☐ Yes

☒ No

965-D5A-XX-XX-DR-A-0003-Proposed\_Site\_Plan Rev. C01

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

Please provide information on the existing and proposed number of on-site parking spaces

### Vehicle Type:

Cycle spaces

### Existing number of spaces:

0

### Total proposed (including spaces retained):

12

### Difference in spaces:

12

### Vehicle Type:

Cars

### Existing number of spaces:

0

### Total proposed (including spaces retained):

33

### Difference in spaces:

33

### Vehicle Type:

Other

### Other (please specify):

Heavy goods vehicles

### Existing number of spaces:

0

### Total proposed (including spaces retained):

12

### Difference in spaces:

12

## Trees and Hedges

Are there trees or hedges on the proposed development site?

☒ Yes

☐ No



And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes  
☐ No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes  
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes  
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes  
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system  
☐ Existing water course  
☐ Soakaway  
☒ Main sewer  
☐ Pond/lake

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

- ☐ Yes, on the development site  
☒ Yes, on land adjacent to or near the proposed development  
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☒ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☐ No

c) Features of geological conservation importance

- ☒ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☐ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why they are exempt from doing so.

[Find out more about biodiversity net gain, and access digital tools from our partners that can help determine if you are exempt, or produce the biodiversity metric information required.](#)

Do you believe that, if the development is granted permission, the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 (as amended)) would apply?

☒ Yes

☐ No

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

26.62

Please provide the date the onsite pre-development biodiversity value was calculated

03/04/2024

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

Date closest to submission of application, and to ensure consistency with the submitted scheme.

Which version of the biodiversity metric was used?

When was the version of the biodiversity metric used published?

03/04/2024

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:  
Biodiversity metric calculation

Document name/reference:  
Statutory\_Biodiversity\_Metric - Calculation\_Tool V4

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

- ☐ Yes
- ☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in column 1 of [Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2023)] which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

- ☐ Yes
- ☒ No

## Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☒ Other
- ☐ Unknown

Other

Foul water will connect to the existing foul water drainage connections located onsite.

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

Foul water will connect to the existing foul water drainage connections located onsite. The foul water will in turn discharge to the existing combined water sewer located beneath Wombwell Lane. It is proposed that foul water will discharge under gravity, however, if pumping is required 24-hour emergency storage will be provided. Yorkshire Water have confirmed (Email Ref: V336721, Date: 14 December 2023) that there is sufficient capacity within their foul water network to accept flows from this development. Please reference Appendix 4 of the Drainage Statement for this correspondence.

Please refer to Appendix 5 of the Drainage Statement for the proposed drainage layout.

## Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

See supporting documents.

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

See supporting documents.

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?  
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Use Class:

B2 - General industrial

Existing gross internal floorspace (square metres) (a):

0

Gross internal floorspace to be lost by change of use or demolition (square metres) (b):

0

Total gross new internal floorspace proposed (including changes of use) (square metres) (c):

3067.4

Net additional gross internal floorspace following development (square metres) (d = c - a):

3067.4

Totals	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross new internal floorspace proposed (including changes of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
	0	0	3067.4	3067.4

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☒ Yes
- ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

Part-time

Total full-time equivalent

25.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☒ Yes
- ☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

**Use Class:**

B2 - General industrial

**Unknown:**

No

**Monday to Friday:**

**Start Time:**

01:00

**End Time:**

19:00

**Saturday:**

**Start Time:**

**End Time:**

**Sunday / Bank Holiday:**

**Start Time:**

**End Time:**

## Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☒ Yes

☐ No

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The types of machinery will include the following.

- Loading shovels, front loaders.
- 360 Excavator
- Screeners
- Hammer mills
- Industrial shredder
- Conveyors

The process involves the segregation and screening of waste double glazing, once it has been segregated it is then size reduced and shipped out in bulk loads or tankers to be made into fiber glass and/or flat glass.

Is the proposal for a waste management development?

☐ Yes

☒ No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

☐ Yes

☒ No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent  
☐ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Pre-application advice was received during a meeting with Barnsley Metropolitan Borough Council. Topics of discussion included the following:

Noise:

- BMBC would be seeking noise levels no greater than +5db above background rating levels.
- It confirmed that the proposed development does not including air conditioning or heating units. Generators and compressors are used and these are to be sighted in locations away from noise sensitive receptors.
- It was confirmed that on site equipment are to have white noise reversing alarms.
- It was stated that construction noise is not part of the current assessment and Wendy Phillips (Ramboll Project Lead) outlined that we would expect a CEMP to be subject to condition on any planning permission. Adam Cattell agreed with that approach.

Lighting:

- It was confirmed a lighting assessment will accompany the planning application.
- Elaine Ward stated that construction temporary lighting needs to be considered and lux plans for the operational stage should be provided as part of the application.

Consultation Approach:

- Adam Cattell outlined that engagement would be seen positively and that leaflet drops and a website is likely to be more appropriate than a formal public exhibition event.
- Wendy Phillips reiterated this approach to Elaine Ward who confirmed that approach to be acceptable and that a public exhibition should not be required.

Layout/Design:

- Elaine Ward stated that details on the rationale for the building ridge height should be included in the planning statement – this should be based on the operational requirements to justify the position.
- Elaine Ward raised points on façade treatment and suggested that green treatments are likely to be seen positively with blended greens and horizontal features used elsewhere to good effect. Elaine Ward cited good examples in units near Shortwood Roundabout on Don Valley Parkway as a reference.
- Elaine Ward also suggested that the council have a preference to move away from goosewing grey roof finishes.

Ecology:

- Elaine Ward stated that BMBC will need to consult with Natural England, and that the application should consider the effects on the adjacent geological SSSI.
- Elaine Ward suggested ecology surveys less than 2 years old could be resubmitted with the application e.g. those commissioned for the temporary works application. If further works would be required they could be provided as an addendum rather than a full new survey.

Landscape:

- Elaine Ward outlined that landscape proposals would be required as part of the application or would be requested by conditions.

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.



Do any of the above statements apply?

- ☐ Yes  
☒ No

## Ownership Certificates and Agricultural Land Declaration

### Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes  
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes  
☒ No

### Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant  
☒ The Agent

Title

First Name

Surname

Declaration Date

☒ Declaration made

# Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.  
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.  
I/We also accept that, in accordance with the Planning Portal's terms and conditions:  
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;  
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Melanie Farnell

Date

12/04/2024