



**DATE:** 25<sup>th</sup> July 2025

**OUR REF:** R0524

DESIGN AND ACCESS STATEMENT  
FOR  
GLASS RECYCLING (UK) LTD  
418 CARLTON ROAD, BARNSELY, S71 3HX  
RE: ERECTION OF COMPRESSOR BUILDING



**FIGURE ONE: AERIAL VIEW OF GLASS RECYCLING.**



**Rees CM**  
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**APPLICANT:**

Michael Durr  
Glass Recycling (UK) Ltd  
418 Carlton Road  
Barnsley  
S71 3HX

**SITE ADDRESS:**

Glass Recycling (UK) Ltd  
418 Carlton Road  
Barnsley  
S71 3HX

**PROPOSAL:**

Erection of a free standing building to accommodate compressor.

**CONTACT DETAILS:**

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## 1.0 INTRODUCTION

- 1.1 Rees CM Ltd have been instructed by Glass Recycling Ltd to seek full planning consent for a freestanding compressor building at 418 Carlton Road, Barnsley. The statement is to be read in conjunction with the architectural plans and submitted documentation.
- 1.2 The proposal will accommodate a mono pitch free standing building, sited adjacent to one of the existing industrial buildings.

## 2.0 SITE DESCRIPTION

- 2.1 The site is part of a large glass recycling facility within an area of industrial uses situated to the north of Barnsley operated by Glass Recycling (UK) Ltd.
- 2.2 Glass Recycling (UK) Ltd are the largest independent glass recycling company in the UK with more than 70 employees at this main plant in Barnsley.
- 2.3 The company is forward thinking, continually investing in the development of specialist machinery to enable greater recycling capabilities.
- 2.4 Within the immediate vicinity of the site are industrial units with low level residential development to the south of the site on the other side of Laithe Lane.

## 3.0 SITE DESCRIPTION

- 3.1 The application has been drafted with both local and national planning policy considerations. The national planning policy framework (NPPF) sets out the government's planning policies for England and how these should be implemented to all developments.
- 3.2 One of the core principles of the NPPF is that planning should proactively drive and support sustainable economic development to deliver business and commercial facilities that the country needs. Paragraph 80 of the NPPF



highlights the importance of building a strong and competitive economy. This can be encouraged through planning policy and decisions which help to create conditions in which businesses can invest and expand.

- 3.3 This is later reciprocated within Paragraph 82, as it states that planning policies and decisions should recognise and address the specific locational requirement of different sectors.
- 3.4 Paragraph 12 expands upon this statement confirming that the framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved. For decision taking, this means approving proposals which replicate the needs within the up-to-date Local Plan. It also, in circumstances where the development plan is absent or lacking relevant policies would be deemed acceptable unless any adverse impacts of doing so would significantly outweigh the benefits when assessed against the policies in the NPPF when reviewed as a whole.
- 3.5 Within Barnsley Local Plan under their Policy GD1 General Development it states that proposals for development will be approved if:
- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents
  - They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land
  - They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land.
  - Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated
  - Appropriate landscaped boundaries are provided where sites are adjacent to open countryside
- 3.6 Policy D1 High quality design and place making in Barnsley Local Plan states that development is expect to be of high quality design making the best use of high quality materials.
- 3.7 Policy SD1 within the Loal Plan, Presumption in favour of Sustainable Development, states that when considering development proposals a positive approach will be taken to reflect the presumption in favour of sustainable



development contained in the NPPF. This is expanded upon to encourage growth of local businesses and support diversification to retain local employment within established industrial sites.

3.8 WCS 1 states that provision will be made to maintain, improve and expand the network of Waste Management Facilities to achieve sustainable waste management across all waste streams.

3.9 WCS 4 states that the types of location where waste proposals may be acceptable in principle include existing waste sites and designated employment and industrial areas/sites.

#### **4.0 THE PROPOSED DEVELOPMENT**

4.1 The application site comprises of various industrial units for the operation of the glass recycling facility.

4.2 The brief for the proposal is to create a freestanding building to accommodate a compressor with goods door access points at both gables.

4.3 The car parking, manoeuvring and access would be maintained as existing along with the existing ramp and retaining wall.

4.4 The design is to maintain an industrial appearance in line with the current buildings on site.

4.5 There will be no increase in employment numbers.

#### **5.0 DESIGN CONSIDERATIONS**

5.1 Overall, the applicant aims to achieve a high standard of design, and the following considerations have therefore been taken into account.



## 5.2 USE

- The use applied for in this planning application for the new industrial unit is classified as B2 'General Industrial' and B8 'Storage and Distribution'.

## 5.3 AREA

- The site area is 2560m<sup>2</sup>.
- The overall external area is 314m<sup>2</sup>.

## 5.4 LAYOUT

- The layout of development is informed by the general form of the site to maintain the existing buildings, retaining wall and ramped access.
- The structure will be sited over an existing hardstanding area.

## 5.5 SCALE

- The new structure is considered to be of an appropriate scale for an industrial structure with the eaves height sitting below the existing building.
- Ridge height of 5.565m and eaves of 4.5m. The roof pitch is 6-degrees.

## 5.6 APPEARANCE

- The appearance of the proposal follows its industrial function and is in keeping with existing unit.
- The walls are to be finished in vertical profiled metal cladding to match the current building.
- The roof is to be clad to match the existing building.

## 5.7 LANDSCAPE

- All existing landscaping on the site is to be retained as is.
- The proposal falls outside the parameters of biodiversity enhancement criteria.

## 5.8 ACCESS

- Access and movement into and around the site are informed by the main existing access.
- There will be no changes to the current car parking layout as a result of the proposal.



- The site benefits from a large area of hardstanding with adequate car parking and a turning area for HGVs within the site. It is considered that vehicle movement will not fundamentally impact the access requirements or existing arrangements.

#### 5.9 SUSTAINABILITY

- There is no proposed water usage within the extension and therefore, Part G compliance is deemed not relevant to the proposal.
- Sustainability will be a consideration throughout the proposal with sustainably sourced materials wherever possible and minimising construction waste as far as possible.

#### 5.10 FLOODING

- The application site is located within flood zone one with no history of flooding.

### 6.0 CONCLUSION

- 6.1 In summary, the proposed building is considered to be a policy compliant scheme which provides an opportunity for the expansion of an established local business. The development complies with local and national planning policy.
- 6.2 The site is within an industrial area which will have no impact on residential amenity and will support economic growth within the area and beyond in line with the National and Local Planning Policy.
- 6.3 The proposal is to accommodate increased levels of recycling, promoting sustainability and supported by National and Local Planning Policy.