AC Environment Solutions Ltd

Town and Country Planning Act 1990

Design & Access / Planning Statement For Change of Use

At

Units 27 and 28 Wharncliffe Business Park

Longfields Road (Off Laithes Lane)
Carlton
Barnsley
S71 3HT

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/00021

October 2011

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Design and Access / Planning Statement
Change of Use

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1 Executive Summary

1.1 This Planning Application relates to the premises known as Units 27 and 28 Wharncliffe Business Park, Longfields Road (Off Laithes Lane), Carlton, Barnsley, South Yorkshire S721 3HT.

1.2 The OS six figure grid reference for the site is 435770 409717.

1.3 The application is for change of use of the premises to a Non-ferrous Metal Recycling Facility (Use Class – Sui Generis). The applicant's business has outgrown its existing premises (Unit 27) and needs to extend into the neighbouring premises (Unit 28) 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 the premises known as Units 27 and 28 Wharncliffe Business Park, Longfields Road (Off Laithes Lane), Carlton, Barnsley, South Yorkshire S721 3HT.

3.2 The application is for change of use of the premises to a Non-ferrous Metal Recycling Facility (Use Class – Sui Generis).

3.3 The applicant's business has outgrown its existing premises (Unit 27) which has planning consent for Use Class B2 – General Industrial. It is understood that the previous occupier of Unit 28 utilised the premises as warehousing (Use Class B8 – Storage and Distribution).

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:

- There are 18 marked spaces, including 2 disabled spaces, within the yard associated with the two units. As the two units will be in single occupation the 9 parking spaces, including 1 disabled space, at the eastern edge of the yard will be sufficient for day to day use. In using these spaces those located within the western part of the yard would remain marked and could potentially be brought into use if required at some point in the future.

- The installation of a surface mounted weighbridge with steel access ramp will be located within the western part of the yard across the existing parking spaces allocated for Unit 27 as shown on the 1:500 scale Block Plan accompanying the application. The weighbridge will be 8 metres 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 provision of additional security for Unit 28 to include:
  - further metal palisade security fencing to the rear of the building and providing a gated access to the side of the building.
  - replacement of a double glazed pedestrian access door to the yard with steel security door.
  - security gates in front of the roller shutter door.
- Clearance of internal structures within Unit 28 including a single storey blockwork structure, office and welfare facilities. Office and welfare facilities will be retained within Unit 27 and the external glazing within Unit 28 will be internally blanked off.
- Creation of internal interconnecting access suitable for use by a forklift truck involving the removal of one quarter of the length of the wall.

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

3.6 Unit 27 has been occupied by J Blackburn & Sons Ltd since December 2006. No alterations have been started with respect to Unit 28 or the installation of the weighbridge.

4 Site Area

4.1 *The total site area including the site demise and site access is 2490.88 m^2.*

4.2 The internal floor area is:

- Unit 27 – 495 m^2.
- Unit 28 – 495 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 It would appear that the site has previously comprised land associated with a colliery upon which the tipping of colliery waste was undertaken. The Environment Agency website does not identify any record of historical landfill within the vicinity of the site.

5.3 Although there is potential for contamination to be present within the ground beneath the subject site from historical site uses, the proposal does not involve any new development and the premises comprise modern industrial units with associated yard areas. The age of the premises would suggest that ground stability and contamination issues should have been adequately considered at the time of development.

5.4 The premises appear fit for purpose, the current proposal does not involve any new development and there is no reason to believe that the future use of the site, as a non-ferrous metal recycling facility, would be adversely affected by contamination associated with the identified historical uses.

5.5 Barnsley Metropolitan Borough Council's planning explorer website has been consulted in an attempt to find planning information for the existing premises. It is apparent the site was developed by Priority Sites in 2006 under either B/03/1367/BA or 2005/1773 although no supporting documentation is available online for either consent.

6 Pedestrian and Vehicle Access

6.1 Pedestrian and vehicular access to and from the site from Longfields Road is via the existing gated entrance within the southern site boundary.

6.2 Each of the units is provided with a roller shutter door and a pedestrian access/fire door within the front (southern) elevation. A pedestrian fire exit also exists within the western facade of Unit 27 and the eastern facade of Unit 28.

6.3 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.

6.4 The weighbridge will be sited within the western part of the yard area across the parking spaces marked for the use of Unit 27 as shown on the block plan provided. Vehicles needing to utilise the weighbridge will do so assisted by a banksman and will drive on in a forwards direction and reverse off into the yard where turning space is available.

7 Vehicle Parking

7.1 There are currently a total of 18 marked parking spaces in the associated yard area with two of these being for disabled parking. This provides 9 spaces for each of the two units. The 9 parking spaces currently designated for the use of Unit 28 will continue to be utilised as such by employees of J Blackburn & Sons Ltd while those designated for Unit 27 will fall into disuse due to the installation of the weighbridge.

7.2 Additional parking is available along Longfields Road as necessary but on an informal basis.

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

7.4 A cycle/motorcycle storage area exists adjacent to the office associated with Unit 27.

8 Materials

8.1 Descriptions of the existing materials making up the property are detailed on the completed application form along with those for the proposed minor modifications.

8.2 The alterations proposed are mainly internal and/or minor and temporary as detailed in paragraph 3.4.

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 not located within the defined Flood Zones 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 A number of non mature trees are present within the boundaries of the site as shown on the block plan provided. These are confined to planted areas situated around the edges of the hardstanding to the south of the site buildings adjacent to boundary fencing.

Biodiversity

10.2 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

10.3 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.

10.4 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 onto the collection vehicle or onto J Blackburn and Sons own trailer.

10.5 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.

10.6 Waste metals will mainly be brought to site for recycling within small vans and private cars.

Vehicle Movements

10.7 The anticipated number of two way vehicle movements at the site would be in the order of 40 per day, including those made for the collection and delivery of wastes.

10.8 The number of vehicles visiting the site to bring waste metals in for treatment is up to 200 per week (mainly comprising small vans and private cars). Larger wagons for collections would visit the site two to three times per week and for deliveries, once or twice per week.

Hazardous Substances

10.9 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

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

10.11 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 With extension of the business premises 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 to be used on site, and the activities, processes and end products are listed in the table below. Apart from the weighbridge, the equipment detailed is already in use for the site activities.

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.

Plant, Machinery, Equipment	Activities and Processes	End Products
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 An information sheet has been provided as Appendix D to show what the T9 exemption allows.

14.3 It is proposed to process approximately 1500 tonnes per annum of metals. Waste types to be accepted on site comprise 45% copper, bronze and brass (waste code 17 04 01), 25% aluminium (17 04 02), 20% lead (17 04 03) and 10% 'cables other than those mentioned in 17 04 10' (17 04 11).

14.4 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.

Policy Context

15.2 Planning Policy Statement 4 (Planning for Sustainable Economic Growth) indicates that Local Planning Authorities should adopt a positive and constructive approach towards planning applications for economic development. Planning applications that secure sustainable economic growth should be treated favourably.

15.3 The key aim of Policy Planning Statement 10 (Sustainable Waste Management) is to move waste management 'up the waste hierarchy' of reduction, re-use, recycling and composting, using waste as a source of energy, and only disposing as a last resort.

Local Policies (Barnsley UDP)

15.4 The existing premises were developed in accordance with policies ED1 and ED2 which provided for development sites for employment purposes. The uses normally permitted are identified as business, industry, and storage and distribution with other employment generating uses permitted if they were compatible with adjoining uses.

15.5 The site forms part of the development undertaken within the Laithes Lane area proposed employment site (policy BA4/5) which was identified in accordance with policy ED1 as being for development for employment uses.

15.6 The proposal is in accordance with policy WD2 which indicates that the Council will seek to achieve the maximum amount of re-use and recycling of potential waste materials.

15.7 Policy WD3 indicates a need to assess the environmental acceptability of waste facilities with regard to visual impact, dust, fumes, noise and other potential disturbance, taking into account screening and other protective measures which are available. The processes undertaken within the non-ferrous metal recycling facility are clean and will be contained within the site buildings. Unit 27 has been occupied for this purpose since December 2006 with no disamenity being caused to the surrounding occupiers.

15.8 Policy WD4 identifies that transportation criteria taken into account with respect to waste disposal will include the effect of the traffic generated on road safety, property, and the amenities of the people living in the vicinity of the development, or along the transportation routes likely to be used, and the degree to which alternative transport modes can be used to minimise traffic disturbance. The proposal will generate approximately 40 two way traffic movements per day with the vast majority being small vans and private cars which is based on the current number of visits to the business.

Local Policies (Barnsley LDF)

15.9 Although policy BA4 of the UDP is identified as a saved UDP policy, policies ED1 and ED2 do not appear on the list of saved policies and are shown to have been superseded by LDF Core Strategy Policy CSP11 which relates to the provision of strategic employment locations.

15.10 It is apparent that main policy E1 relates to the subject site and it is noted that facilities for managing waste are allowed on employment proposal sites under policy E1 in order to encourage recycling and the more efficient handling of waste.

15.11 This proposal also 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 policy CSP50.

Waste Policies (BDR Joint Waste Plan)

15.12 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.

15.13 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.

15.14 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.

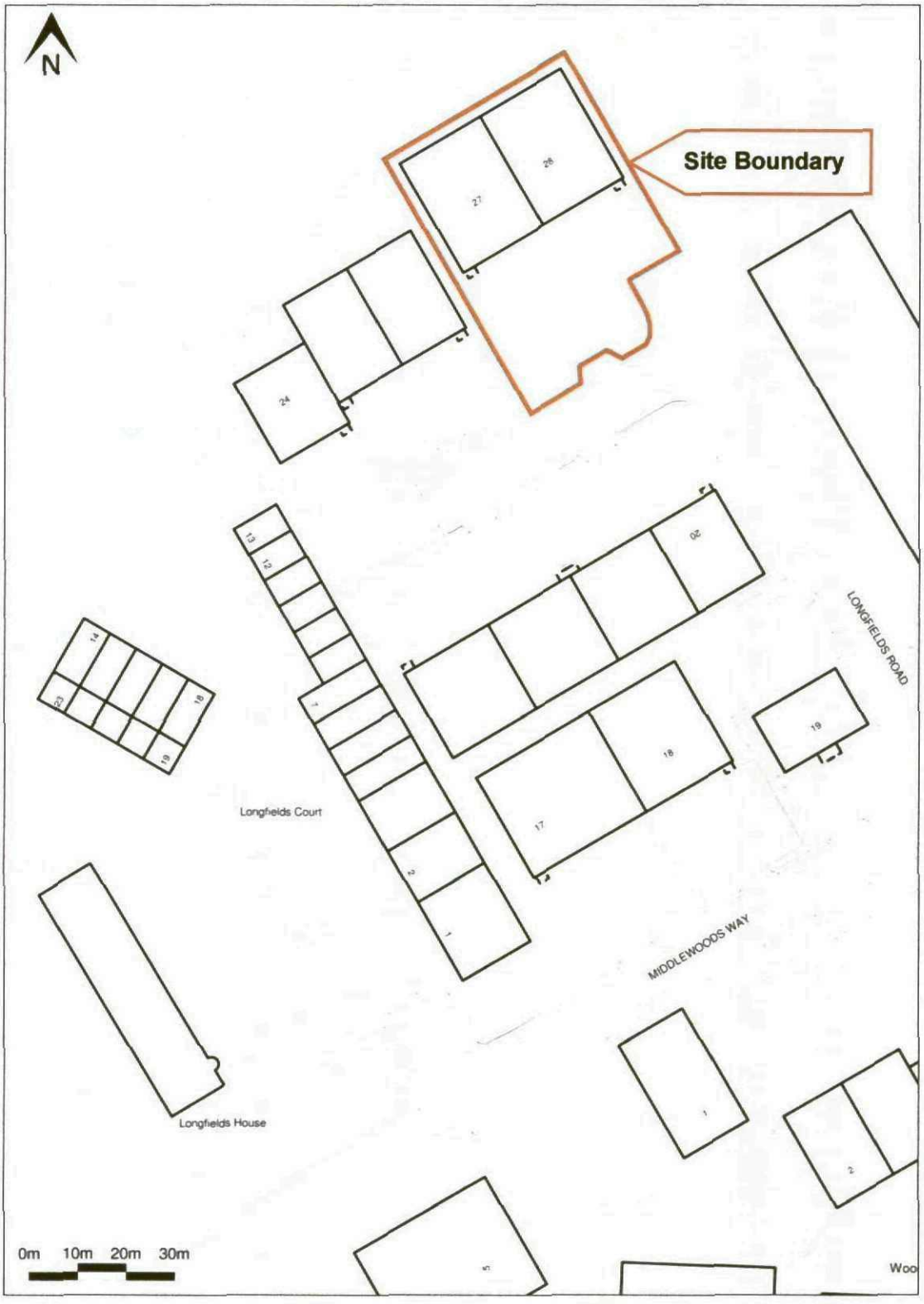
Authored by:

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

Date: October 2011

Appendix A

1:1250 Scale Location Plan



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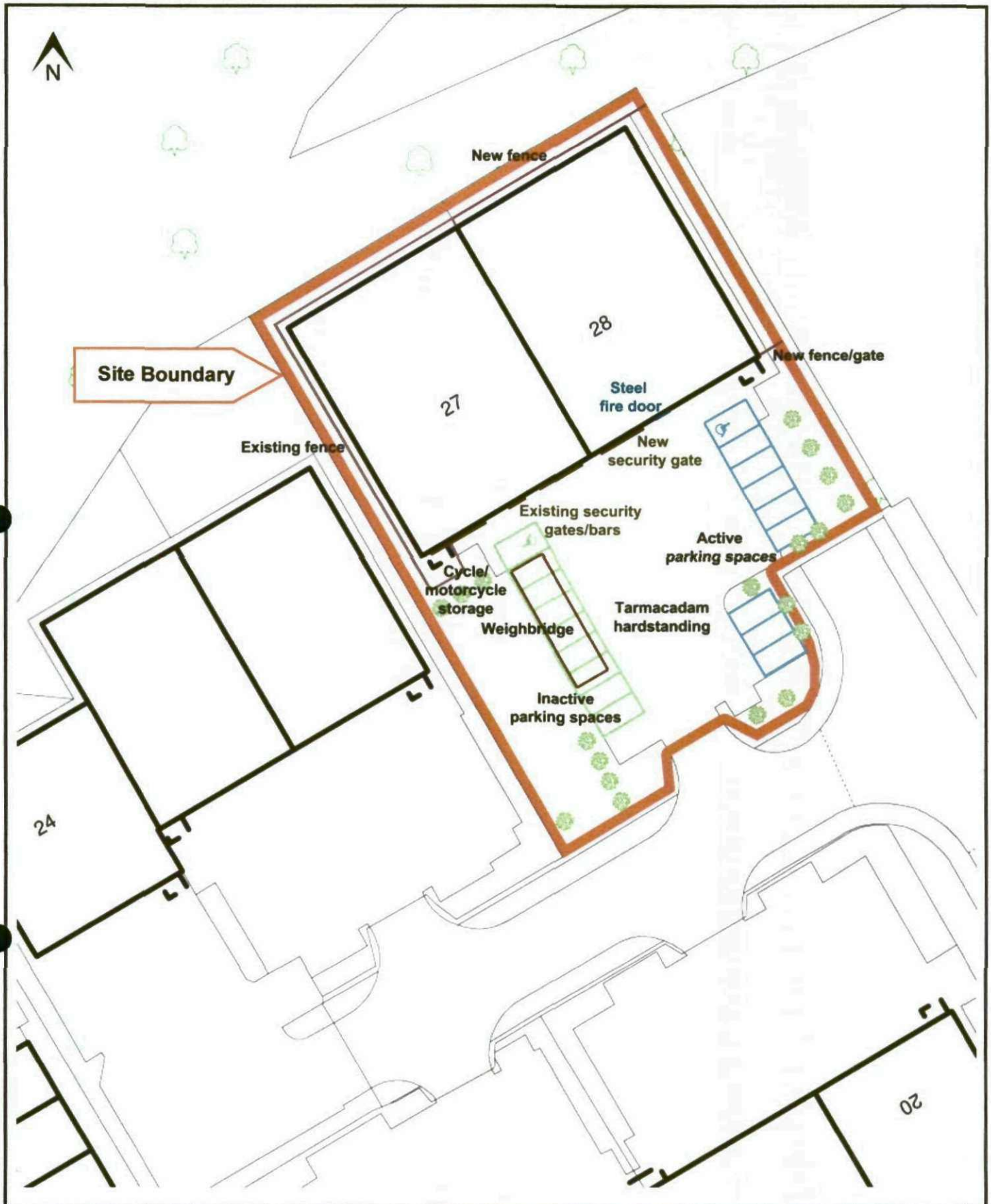
Site Address:	Units 27 & 28 Wharncliffe Business Park, Longfields Road (Off Laithes Lane), Carlton, Barnsley S71 3HT
Title:	Appendix A – 1:1250 Scale Location Plan
Client:	J Blackburn & Sons Ltd
Printed Scale:	1:1,250 @ A4
Date:	November 2011

AC Environment Solutions Ltd

Longfields Court, Middlewoods Way, Wharncliffe Business Park,
Carlton, Barnsley, South Yorkshire S71 3GN

Appendix B

1:500 Scale Block Plan



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Site Address:	Units 27 & 28 Wharncliffe Business Park, Longfields Road (Off Laithes Lane), Carlton, Barnsley S71
Title:	Appendix B – 1:500 Block Plan
Client:	J Blackburn & Sons Ltd
Printed Scale:	1:500 @ A4
Date:	November 2011

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Appendix C

Photo Document



Photograph 1 View across site showing southern facade of Units 27 and 28



Photograph 2 View showing vehicle/pedestrian access from Longfields Road

Site Address:	Units 27 & 28 Wharncliffe Business Park, Longfields Road (Off Laithes Lane), Carlton, Barnsley S71 3HT
Title:	Appendix C – Photo Document
Client:	J Blackburn & Sons Ltd
Printed Scale:	NTS
Date:	28 October 2011

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Photograph 3 Facade of Unit 27 showing existing palisade security fencing



Photograph 4 Security fencing and window bars provided for Unit 27

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Photograph 5 Steel security door, vehicle access to unit and security gates on Unit 27



Photograph 6 View of roof and lighting within Unit 27 workshop

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Photograph 7 Facade of Unit 28



Photograph 8 View of Unit 28 from Longfields Road

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Photograph 9 Fire escape within eastern facade of Unit 28



Photograph 10 Rear of units with security fencing provided for Unit 27

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Photograph 11 View from site entrance to east



Photograph 12 View from site entrance to west along Longfields Road

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Appendix D

T9 Recovery of Scrap Metal Information Sheet

T9 – Recovery of scrap metal

Environment Agency

What is the purpose of this exemption?

To enable you to treat scrap metal by sorting, grading, shearing by manual feed, baling, crushing or cutting it with hand-held equipment to make it easier to handle and to help with its recovery.

What types of activities can I do?

Example activities include:

- crushing and baling aluminium cans;
- crushing ferrous metal (that is, metal which contains iron) such as steel;
- shearing copper pipes by manual feed to make storage easier.

Where can I carry out this activity?

This can be done at any place that can comply with the environmental controls listed below.

What can't I do?

You can't:

- treat any end-of-life vehicles under this exemption;
- treat hazardous waste;
- burn any waste.

What are the key limits?

You can store or treat **up to 1,000 tonnes** at any one time.

Within the limit above, you can store or treat **up to 50 tonnes** of cables at any one time.

You can store waste for up to 24 months.

You can store any pile or stack of waste up to a maximum height of five metres.

What are the key conditions?

You can carry on the following treatment operations:

- Sorting;
- Grading;
- Shearing by manual feed;

- Baling;
- Crushing;
- Cutting it with hand-held equipment.

The recovery must be carried at a location with sealed drainage

What else do I need to know?

You **must** keep records of the quantity, nature, origin and, where relevant, the destination and treatment method of all waste recovered in the course of the operation. You **must** retain these records for a period of two years. During this period, you **must** make those records available to us if we request them.

What wastes can be used under this exemption?

The waste codes below are those listed in the List of Wastes (LoW) Regulations. You should read the guidance on the LoW to ensure that the waste type you want to treat fits within the waste code.

You need to make sure your waste falls within the LoW code and the written description in the table.

Further guidance on this can be found at http://www.environment-agency.gov.uk/business/topics/waste/32140.aspx

Codes	Waste Types
020110	Waste metal
150104	Metallic packaging
160117, 191202	Ferrous metal
160118, 191203	Non ferrous metal
170401	Copper, bronze, brass
170402	Aluminium
170403	Lead
170404	Zinc
170405	Iron and steel
170406	Tin
170407	Mixed metals
170411	Cables other than those mentioned in 170410
200140	Metals

The full text of the legislation can be found at:
http://www.opsi.gov.uk/si/si2010/draft/ukdsi_9780111491423_en_1

Related exemptions

If you want to use up to two end-of-life vehicles as parts for vehicles, you should register **U16 Use of depolluted end-of-life vehicles for vehicle parts.**

If you only want to store metal prior to its recovery elsewhere, you should register **S2 Storage of waste in a secure place.**

You can use metal under the following exemptions where it is appropriate:

- **U3 Use of waste in the construction of entertainment or educational installations etc.**
- **U9 Use of waste to manufacture finished goods.**

Related permits

If you want to treat more than the amount permitted under this exemption or treat end-of-life vehicles you will need to apply for an environmental permit. Further information can be found at:

http://www.environment-agency.gov.uk/business/topics/permitting/32330.aspx

Registration of this exemption

You cannot register this exemption until **6 April 2010.** A link to the registration process is available on the following web page:

http://www.environment-agency.gov.uk/business/topics/permitting/116406.aspx

Definitions

"end-of-life vehicle" (ELV) an ELV is any type of motor vehicle that is waste. Waste is anything that you discard, intend to discard or are required to discard. This includes metal sent for recycling or reuse.

"hazardous waste", except in Section 5.1 of Part 2 of Schedule 1:

> (a) in relation to England, has the meaning given in regulation 6 of the Hazardous Waste (England and Wales) Regulations 2005,
>
> (b) in relation to Wales, has the meaning given in regulation 6 of the Hazardous Waste (Wales) Regulations 2005.

Guidance on what is hazardous waste can be found at:

http://www.environment-agency.gov.uk/business/topics/waste/32200.aspx

"sealed drainage" means a drainage system with an impermeable surface which ensures that:

> (a) no liquid will run off the surface otherwise than via the system, and
>
> (b) except where they may be lawfully discharged, all liquids entering the system are collected in a sealed sump.

The full **'Glossary of terms'** can be viewed here