

Development (Enabling Works) Application Design Access and Planning Statement

Tree Works, Security Enclosure and Gates, Signage and Geodiversity

Site Address: Former Stairfoot Brickworks, Wombwell Lane, Stairfoot, Barnsley S70 3NS	
Client: Potters Ballotini Ltd	
Report Ref: AC00184/Planning1/03/DA&P Statement	
Date: February 2023	
AC Environment Solutions Ltd, Unit 3 Oakwell Business Centre, Oakwell Business Centre, Barnsley S71 1HX Tel: 01226 246381 Email: info@acenvironment.co.uk Web: www.acenvironment.co.uk	

Development (Enabling Works) Application – Design, Access and Planning Statement

Tree Works, Security Enclosure and Gates, Signage & Geodiversity

Contents

1	Executive Summary	2
2	Site Context.....	3
3	Description of Enabling Development	5
4	Planning Policy	9
5	Planning Analysis	11
6	Conclusion.....	13

Reports and Information

04	Phase 1 Pre-development Arboricultural Survey Report
05	Arboricultural Method Statement for Installation of Perimeter Fencing
06	Tree Works Additional Advice (Email)
08	Geodiversity Report

Drawings and Other Technical Information

10A	1:2500 Scale @ A2 – Location Plan
10B	1:1250 Scale @ A2 – Block Plan
11	1:1000 Scale @ A3 – Security Fencing Layout Plan
12	Euroguard® Regular V Weldmesh Fencing Specification Detail
13	1:50 Scale @ A3 – D5800 Heavy Duty Sliding Gate
14	D5800 Heavy Duty Sliding Gate Data Sheet
15	1:250 Scale @ A3 – Proposed Signage Plan

1 Executive Summary

- 1.1 This Design, Access and Planning Statement has been prepared by AC Environment Solutions Ltd, (AC Environment Solutions), *'the Agent'*; on behalf of Potters Ballotini Ltd, (Potters), *'the Applicant'*, a subsidiary of Potters Industries LCC; and currently of Borough Flint Glassworks, Pontefract Road, Barnsley S71 1HJ.
- 1.2 The site to which the application relates has been unoccupied for some time, but was previously known as the *'Former Stairfoot Brickworks'* which is located off the eastern side of Wombwell Lane, Stairfoot, Barnsley S70 3NS. Potters acquired the site in December 2021. Please see drawings 10A 1:2500 Scale @ A2 – Location Plan and 10B 1:1250 Scale @ A2 – Block Plan.
- 1.3 Pre-application advice for the main development proposal was previously sought on Potters behalf, via pre-application enquiry reference 2019/ENQ/00799 *'Change of use of site to glass and metal recycling business and erection of associated buildings and outside yard areas'* Stairfoot Brickworks, Wombwell Lane, Stairfoot, Barnsley, S70 3NS by Peter Thompson, Architectural Design Consultant. The formal response from Barnsley Metropolitan Borough Council, (BMBC), to the pre-application enquiry was issued on 04 March 2020.
- 1.4 The future completed development is to be known as *'Potters End of Waste Glass Recycling and Repurposing Facility,' (sui generis)*, which will operate in accordance with circular economy principles for the recycling and repurposing of mainly clean glass or *'cullet'*, particularly flat glass, diverting it back to the market for use as a raw material. The site would be operated under a bespoke Environmental Permit incorporating a Management System regulated by the Environment Agency for which pre-application discussions have commenced.
- 1.5 The proposed facility is being developed to enable Potters to merge its existing Barnsley site located at Hoyle Mill and its INGS Environmental Processing Facility at Groveport, Scunthorpe onto a purpose designed and modernised site. The opportunity will allow operational safety and environmental improvements in line with Potters' other global facilities, and a saving of a considerable amount of HGV and LGV road miles per annum based upon existing and pipeline contracts.
- 1.6 This Statement accompanies an application for full planning permission (including signage), to facilitate enabling works in advance of two further main phases of development. A pre-application enquiry was submitted in respect of the enabling works, reference 2021/ENQ/00383 *'Erection of Security Barrier Fencing and Gates - Former Stairfoot Brickworks, Wombwell Lane'*, BMBCs response having been issued on 27 July 2021.
- 1.7 The proposals covered in this application include tree works, security enclosure and gates, business signage and consideration of Geodiversity as it relates to the SSSI designated Aegiranum or Mansfield Marine Band geological feature located close to the south-eastern boundary of the site, just beyond the Trans Pennine Trail.
- 1.8 Subsequent planning applications are to cover the requirements for relocation of the two businesses and will include offices, parking and welfare facilities, a double weighbridge, storage bays, the main factory infrastructure incorporating an internal one-way traffic system and modification of the access to the main highway. A number of background studies for this infrastructure are in progress or at or nearing completion.

2 Site Context

The Site

- 2.1 The site fronts onto the east side of Wombwell Lane, (A633), within the suburb of Stairfoot, with the main site entrance being located almost directly opposite the entrance to Barnsley Retail Park.
- 2.2 The site, following minor boundary amendments, is approximately 6.41 hectares, (15.84 acres) in aerial extent, is currently vacant, and is clear of almost all previous commercial and industrial infrastructure from its most recent past use as a brickworks which ended circa 2003. The brickworks was subsequently demolished in 2009.
- 2.3 A large area of concrete hardstanding is present across the majority of the area to the rear of the main frontage with the A633 and across the wider central part of the site. The site is surrounded by linear groups of young and semi-mature trees mainly concentrated along its boundaries. A small roughly square area of the property at the southern end of the site comprises an embanked plateau surrounded by trees on its flanks, and is the site of a former mineral working that was later landfilled.

Surrounding Area

- 2.4 To the north and east, the site is bounded by the Trans Pennine Trail, beyond which lie a number of phases of past mineral working associated with the former brickworks. Two of the remaining void spaces exist as ponds/lakes, whilst the others were previously landfilled and restored to either agricultural or open space uses. The village of Ardsley is located beyond this land.
- 2.5 To the south-east of the site boundary lies the embankment where the SSSI designated Marine Band can be found located adjacent to the Trans Pennine Trail. A row of terraced properties, a parade of commercial units and the premises and yard of a utility contractor are situated adjacent to the A633 Wombwell Lane to the south and south-west.
- 2.6 Opposite the site on the west side of Wombwell Lane and to the south, is a mix of agricultural land, railway land and woodland. Extending northwards towards Stairfoot Roundabout, the land use comprises mixed use trade, warehouse and other large retail units (mainly B8 use), many of which have been developed since the demise of the brickworks. These include Halfords, Screwfix, Jewson, Dunelm, Carpet Right, B&M and a large Tesco extra with filling station.

Planning History

- 2.7 The planning search history for the former brickworks site is summarised in Table 1 below, (NB temporary and refused applications have been omitted, as have applications relating to TPO 7/1973 which is not located within the application site boundary).
- 2.8 The consent B/93/0247/BA for winning and working of minerals and the associated variation also relates to adjacent land):

Table 1: Former Stairfoot Brickworks Planning History

Reference No.	Description	Decision / Date
B/75/0974/BA	Restoration of disused quarry by disposal of colliery waste from Darfield Main Colliery and use of part of the restored area as a vehicle park.	Approved 08/07/75
B/75/1832/BA	The erection of a building to house a tunnel kiln for manufacture of bricks and the formation of a vehicular access.	Approved 19/08/75
B/76/1674/BA	Shower and locker room at rear of brickworks.	Approved 26/07/76
B/77/1293/BA	Erection of a building for the manufacture of building bricks.	Approved 09/06/77
B/77/1139/BA	Erection of a temporary garage.	Approved 12/01/78
B/77/3382/BA	Governor house for gas supplies.	Approved 06/04/78
B/78/1626/BA	Extension to reception area of administration block.	Approved 27/07/78
B/79/2163/BA	Modification to part of existing roof of building used for the manufacture of building bricks (Clay loading bay).	Approved 15/10/79
B/80/0148/BA	Extension to brick manufacturing premises.	Approved 26/03/80
B/80/1151/BA	Erection of garage for repair facility.	Approved 08/08/80
B/80/1745/BA	Erection of building for sale of Builders Merchants materials.	Approved 07/05/81
B/82/0027/BA	Erection of two temporary garages.	Approved 26/01/82
B/82/0632/BA	Erection of building to house new grinding plant.	Approved 29/07/82
B/83/0282/BA	Installation of landfill gas recovery system.	Approved 04/05/83
B/83/0492/BA	Infilling of railway cutting and use of land as extension to builder's yard.	Approved 22/06/83
B/84/0096/BA	Erection of building for storage of materials and equipment in conjunction with landscaping works.	Approved 02/03/84
B/84/0534/BA	Installation of landfill gas recovery system.	Approved 01/06/84
B/84/0985/BA	New works office.	Approved 25/07/84
B/85/0780/BA	Construction of 100mm diameter leachate pumping main.	Approved 11/10/85
B/86/1001/BA	Deposit of waste materials to form a screen embankment.	Approved 10/10/86
B/87/0541/BA	Erection of storage building.	Approved 18/06/87
B/87/1353/BA	Extension to existing landfill gas recovery system.	Approved 04/02/88
B/88/0792/BA	Use of land for brick stocking.	Approved 19/08/88
B/88/0738/BA	Disused railway line for brick and clay stocking.	Approved 15/03/91
B/91/0495/BA	Erection of extension to existing factory.	Approved 06/06/91
B/92/0160/BA	Registration of Interim Development Order Permission. Winning and working of minerals.	Approved 11/03/92
B/93/0247/BA	Determination of conditions on an Interim Development Order Permission – Winning of Minerals, Stairfoot Quarry, Wombwell Lane, Stairfoot Barnsley. (Adjacent land).	Approved 25/11/93
B/95/0102/BA	Erection of extension to existing factory.	Approved 10/03/95
B/95/1308/BA	Erection of extension to existing office.	Approved 05/12/95
B/95/0832/BA	Extension of existing quarry for extraction of brick making and associated materials.	Approved 24/07/97
2007/1069	Variation of Condition 1 of planning consent B/93/0247/BA to extend extraction and restoration period. (Adjacent land).	Approved 11/10/07

3 Description of Enabling Development

3.1 The application seeks approval for the following development:

Tree Works

04 – Phase 1 Pre-development Arboricultural Survey Report

05 – Arboricultural Method Statement for Installation of Perimeter Fencing

06 – Tree Works Additional Advice (Email)

3.2 A '*Phase 1 Pre-development Arboricultural Survey*' was carried out in September 2020 and the resulting report completed in October of 2020 by Wharncliffe Trees and Woodland Consultancy. The work was carried out both as part of the site acquisition process, and in response to the advice provided as part of the pre-application enquiry reference 2019/ENQ/00799 requiring retention of the boundary trees. The report includes a record of the species, dimensions, age, life expectancy, any defects and amenity value of both individual and groups of trees on the site. The approximate location of each tree / group of trees have been recorded on a plan showing the pre-development site layout.

3.3 The summary conclusions of the report were:

- That the trees are mostly growing around the boundaries of the site in large linear groups.
- The trees are mostly very young and individually they are insignificant.
- The value of the trees is in their grouping around the boundary of the site as they provide important screening of Wombwell Lane, the Trans Pennine Trail and a residential area.
- If the main development is kept within the interior of the site on the existing concrete hard standing, it would not have a detrimental impact on the groups of trees.

3.4 Further advice in respect of proposed tree works was also given as part of the second pre-application, reference 2021/ENQ/00383. A tree works specification was requested to be submitted with the planning application to detail what proposed works are necessary to trees to facilitate installation of boundary fencing, and that any excavation works near tree rooting areas must be hand dug.

3.5 An '*Arboricultural Method Statement for Installation of Perimeter Fencing*' was prepared by Wharncliffe Trees and Woodland Consultancy during September 2021 following a site visit which was concentrated along the proposed route of the fencing earlier that month. The works recommended in the Method Statement were cross referenced to the sections of trees along the property boundary as defined in the original Phase 1 Arboricultural Survey completed in October 2020.

3.6 The tree works detailed in the aforementioned Arboricultural Method Statement along the proposed route of the new perimeter fencing are already substantially complete (part retrospective). They were carried out prior to bird nesting season during mid-January to mid-February of 2022, by a competent contractor, supervised by Potters Senior European Project Manager.

3.7 Ian Kennedy of Wharncliffe Trees attended site on one occasion during the works to give specific advice on the treatment of specific trees to the rear of the residential terraced properties at 15/17 Wombwell Lane (Plan Area / Tree No. 17). This work has since received positive comments from the residents.

- 3.8 Some of the proposed minor tree works were avoided due to the decision to re-route the fencing post receipt of the response to pre-application 2021/ENQ/00383 (see the Fencing section below and the accompanying Security Fencing Layout Plan).
- 3.9 The tree works already completed also included the removal of a small group of insignificant trees comprising one Ash and five Silver Birch, thought to be former office landscaping (Area / Tree No.19), and a single large Leyland cypress close to the main site entrance (Area / Tree No. 20).
- 3.10 Tree works not yet carried out but considered to be essential to the proposed development affect trees located along the south-western boundary of the site with the A633 Wombwell Lane, between the advertisement hoarding at the northern end and the end of the site frontage adjacent to the residential property at 15 Wombwell Lane. The works have been planned for this winter between November 2022 and February 2023. Hand digging of post holes for the fencing necessary to protect individual tree roots would then be carried out as the fencing works progress.
- 3.11 The works entail:
- The felling of a small number of tall Leyland cypress trees along the aforementioned section of boundary. This group of trees were not separately identified in the Arboricultural Survey, are consequently regarded as being of low amenity value, and may otherwise become a hazard or result in overshadowing in future.
 - Sensitive pollarding of the mature Ash tree closest to the residential property at 15 Wombwell Lane (Area / Tree No. 18).
 - Tidying up of the north-western site boundary with the A633 Wombwell Lane north of the main site access including removal of Cotoneaster adjacent to the site entrance, minor pollarding of any encroaching and overhanging branches and removal of dead wood.
- 3.12 The remaining groups of trees are to be fully retained all along the boundaries as advised in the Planning Authority's response to both pre-applications. In addition to the Arboricultural advice, information from a Preliminary Ecological Appraisal for the site as a whole, and completed surveys for breeding birds, reptiles and newts were also referred to during the planning and timing of works already undertaken to the trees.
- 3.13 It is the applicant's intention to submit these reports along with a new landscaping scheme for the section of south-western boundary located between the main site entrance, to the end of the boundary with the A633 Wombwell Lane, as part of the subsequent planning application relating to offices car parking and welfare facilities. An ecological addendum and proposals for Biodiversity mitigation in accordance with current planning policy will accompany the third application for the main factory infrastructure.

Security Enclosure

11 – 1:1000 Scale @ A3 Security Fencing Layout Plan

12 – Euroguard® Regular V Weldmesh Specification Detail

- 3.14 It is proposed that the site is fenced along the route indicated on plan 11 – 1:1000 Scale @ A3 Security Fencing Layout Plan. Fencing along the majority of the boundary is to be newly erected to the proposed specification. Only fencing located along the majority of the southern boundary is to remain as existing.

- 3.15 All fencing (except for a small, embanked section adjoining existing fencing on the southern boundary with the Trans Pennine Trail), is to be Euroguard® Regular 'V' Weldmesh, Galfan zinc alloy coated to BS EN 10244-2 class A, and powder coated to BS EN 13438 – colour green RAL 6005. The specification details are provided in the accompanying document 12 – Euroguard® Regular V Weldmesh Specification Detail.
- 3.16 Two short sections of fencing have already been completed on the northern and southern boundaries to prevent unauthorised access to the site from the Trans Pennine Trail (part retrospective). On the southern boundary embanked section, palisade was continued on the slope (see indicative photographs below). The remaining boundary fencing is to be completed as per the proposed specification.



Completed fencing along southern and northern site boundaries.

Gates

- 11 – 1:1000 Scale @ A3 Security Fencing Layout Plan
- 13 – 1:50 Scale @ A3 D5800 Heavy Duty Sliding Gate
- 14 – D5800 Heavy Duty Sliding Gate Data Sheet

- 3.17 Three external access gates are proposed. Gate A is to be the Main Site Access located off the A633 Wombwell Lane directly opposite Barnsley Retail Park.
- 3.18 A pre-existing access point onto the Trans Pennine Trail to the north-east is to be known as Gate B. A gate located along the south-western boundary with Wombwell Lane is to be known as Gate C and will provide pedestrian access to the future office building. Two internal gates are also proposed; the first being located adjacent to the main site entrance allowing access to what will be the staff and visitor car park, and the second in the central section of the northern boundary. All gates except Gate A are to be Euroguard® Regular 'V' Weldmesh, coated and coloured as described to match in with the fencing.
- 3.19 The security gates at entrance Gate A are to be set back from the highway at a point which would allow a 16.5m long articulated vehicle to stand fully clear of the highway in the event that the gates are closed upon arrival.

- 3.20 The gates will be electrically operated double cantilever sliding gates with a central post. The span is to be 7.0m each gate, and the height 2.4m. The colour is to be green RAL 6005 as for the fencing. Indicative drawings / data are provided in the form of a layout drawing and data sheet. Existing relict walls will also need to be removed at a convenient point.

Signage

15 – 1:250 Scale @ A3 Proposed Signage

- 3.21 It is proposed to site signage within the premises, i.e. inside the fencing on the south side of the Main Entrance – Gate A. The signage is to be mounted on a pre-existing circular brick plinth which is 4.65m in diameter and 0.7m above ground level. Two signboards will be mounted on steel poles at a height of 1.8m above the plinth and sited at an approximate angle of 60° so that the signage is fully visible above the security fencing to drivers approaching the site from both directions of the A633.
- 3.22 The boards themselves are to be composite aluminium boards measuring 1.5m in height by 3.0m wide. The signs will be identical and will display the applicant's business name and site address. Drawing 15 – 1:250 Scale @ A3 Proposed Signage shows location, construction, artwork and photographic montage. It is recognised that consent for signage should be renewed every 5 years.

Geodiversity

08 – Geodiversity Report (Ashton Bennett Ltd)

- 3.23 Potters are offering to provide some additional works to a brick enclosure located on the Trans Pennine Trail directly opposite the SSSI embankment and to the SSSI itself.
- 3.24 The works being offered for which approval is being sought include cleaning and up of the brickwork of the existing brick enclosure, removal of roots inside the enclosure, improvements to the floor, provision of interpretation signage and the addition of a suitable bench. A further suggestion is to carry out a small amount of vegetation removal to a limited section of the embankment within the SSSI to expose the Marine Band for the benefit of interested parties.
- 3.25 A full assessment of the SSSI and details of the suggested improvements are covered in the accompanying Geodiversity report prepared by Ashton Bennett Ltd.

4 Planning Policy

Development Plan

- 4.1 Planning Law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) along with The Local Plan for Barnsley (adopted January 2019), together with the Joint Waste Plan adopted in March 2012 and prepared with Doncaster and Rotherham are relevant to this site. The end of the plan period is 01 April 2033.

National Planning Policy

- 4.2 The NPPF was first published in March 2012, updated in July 2018, February 2019 and July 2021. It provides details of national planning policy for England and Wales.
- 4.3 The Framework introduced a presumption in favour of sustainable development, which now requires three overarching and interdependent objectives to be met and pursued in mutually supportive ways. These are:
- Economic Objective – to build a strong, responsive and competitive economy by ensuring sufficient land of the right types is available in the right places at the right time to support growth innovation and improved productivity, and by identifying and co-ordinating the provision of infrastructure.
 - Social Objective – to support strong vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities health, social and cultural well-being.
 - Environmental Objective – to protect and enhance our natural built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.
- 4.4 For decision making, this means that development proposals that accord with an up to date development plan will be approved without delay. Where the development plan is absent, silent or relevant policies are out of date, planning permission may be granted unless:
- The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 4.5 There are thirteen policy areas within the NPPF that underpin plan and decision making. All relevant policy areas are being fully considered as part of this development project (as part of this and the two subsequent applications).

Local Plan

- 4.6 The Barnsley Local Plan was adopted January 2019, and sets out the local planning policy for Barnsley up until 2033. The policies applicable to the site are:
- **Urban Barnsley Settlement** – Site within the boundary identifying the geographical areas of Urban Barnsley and the Principal Towns.

- **Urban Fabric** – Land within the Settlement with no specific allocation.
- **Stairfoot Quarry** – Site with planning permission for mineral extraction.
- **Safeguarded Former Railway Lines (Barnsley Doncaster)** – Former strategic railway line safeguarded for potential reinstatement.
- **Green Way** (Elsecar Greenway south of A6195 subway Wombwell to TPT Barnsley and TPT North – Stairfoot Roundabout) – Paths and other routes of mostly open character that provide links between housing, countryside and services.
- **Nature Improvement Area (Dearne Valley Green Heart)** – A nature conservation designation aimed at improving diversity at a landscape scale.

5 Planning Analysis

- 5.1 The development site is located in a priority location (Urban Barnsley) within an established business and retail hub. The site is denoted as Urban Fabric which is land which currently has no specific allocation – Local Plan Policy LG2. The site was historically an industrial site (brickworks), but closed for almost 20 years, with demolition of the former brickworks buildings occurring circa 2009. The site has been unoccupied since.
- 5.2 The site historically had the benefit of planning permission for mineral extraction although the minerals within the development boundary are thought to have been previously worked out. The remaining mineral permission located in the vicinity relates to land also in the ownership of the former site owner, and is located a short distance outside the development boundary to the east.
- 5.3 The site is traversed by a historical strategic railway alignment which is safeguarded for potential reinstatement – Local Plan Policy T2. Neither this, nor either of the two subsequent applications in connection with this development will propose permanent infrastructure that will directly affect the route of the rail line.
- 5.4 A section of the Elsecar Greenway south of A6195 subway Wombwell to Stairfoot Roundabout runs through the site parallel to the eastern boundary along a similar line to the former railway. The Trail and the Greenway should remain unaffected by these and future proposals. An opportunity to provide benefit to the Trail by gifting land to allow a couple of blind bends to be realigned has already been discussed with the Footpaths Officer – Local Plan Policy GS2.
- 5.5 It is the applicants intention to provide a contribution towards improvements to biodiversity within the Dearne Valley Green Heart Nature Improvement Area as part of the later development proposals – Local Plan Policy GI1.

Tree Works

- 5.6 Although some of the tree works (necessary along the line of the new fencing) are part retrospective, they were planned and carried out with the benefit of a full arboricultural survey and method statement in place, plus a preliminary ecological assessment and surveys for breeding birds, reptiles and newts. The works were undertaken outside of the bird nesting season in early 2022 and 2023.
- 5.7 No trees on the development site have been identified as being subject to a TPO. Tree works both completed, and awaiting completion, comprise mainly pollarding works and removal, only where essential. Completed and future proposed landscape works will ensure that perimeter trees are retained and enhanced. The overall appearance of the development, particularly the frontage alongside the A633 Wombwell Lane, will benefit from being improved, particularly as the site has been unoccupied and the trees and vegetation undermaintained for a number of years – Local Plan Policy BIO1.

Security Enclosure

- 5.8 Boundary treatments have been chosen sympathetically to work in conjunction with trees and future landscaping to protect and improve the character of the local landscape in addition to providing a safe and secure site – Local Plan Policy D1.

Geodiversity

- 5.9 A report which assesses the status of the SSSI designated Aegiranum or Mansfield Marine Band, the edge of which is located close to the south-eastern boundary of the site, has been prepared by Ashton Bennett Ltd in consultation with Natural England as advised in the response to preapplication 2021/ENQ/00383.
- 5.10 Some drainage issues that may adversely affect the SSSI have been identified and are detailed in the report. The report details some minor emergency repairs to the drainage which have already taken place within the development site boundary. Potters are prepared to work with BMBC, the adjacent landowner and other stakeholders including Yorkshire Water to assist in the resolution of the immediate drainage issues, in addition to the provision of future ongoing maintenance as part of their operational management system.
- 5.11 In consultation with BMBC and Natural England, Potters are offering to sponsor improvements, interpretation and an element of ongoing maintenance to the brick enclosure adjacent to the Trans Pennine Trail and to the SSSI itself. The aim is that SSSI status can be re-assessed as favourable and the Marine Band preserved and re-signposted as the rare and internationally important geological feature that it is – Local Plan Policy BIO1.

6 Conclusion

6.1 This Statement can be summarised as follows:

- Full planning consent is required for enabling works to facilitate the development of a specialist 'End of Waste Glass Recycling and Repurposing Facility,' (sui generis), which will operate in accordance with circular economy principles for the recycling and repurposing of mainly clean glass or cullet, particularly flat glass, diverting it back to the market for use as a raw material. The site would be operated under a bespoke Environmental Permit with a robust Management System regulated by the Environment Agency.
- The proposed facility is being developed to enable Potters to merge its existing Barnsley site located at Hoyle Mill and its INGS Environmental Processing Facility at Groveport, Scunthorpe onto a purpose designed modernised site.
- The opportunity will allow operational safety and environmental improvements in line with Potters' other global facilities, and a saving of a considerable amount of HGV and LGV road miles per annum based upon existing and pipeline contracts. A number of further studies are in progress or have reached completion.
- The proposed site has been unoccupied for over 20 years. The site is not currently allocated in Barnsley's Local Plan and has a number of other policies applicable to it which can feasibly be accommodated due to the main part of the development being kept within the interior of the site on the concrete hardstanding. Due to the typically sensitive nature of the development the applicable policies were identified early on.
- The enabling works entail minor tree works at various locations on site, establishment of a security barrier around the site including the addition of powered gates and assessment of the geodiversity status of a nearby geological SSSI. Arboricultural and Geodiversity reports have been provided for this stage of the works.
- Separate consent is also required for business signage in order to establish a presence at the site to be determined at an appropriate time.
- The proposal will ensure Potters remain in Barnsley as they have been for a considerable number of years whilst also ensuring inward investment into Barnsley from their Scunthorpe location. We trust that these proposals are acceptable and that they can be approved without delay.

Authored by:

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

Date: February 2023