Application for Planning Permission.
Town and Country Planning Act 1990

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.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Mark | Surname: Johnson

Company name: ELG Haniel Metals Ltd

Street address: Templeborough Works

Town/City: Sheffield

County: South Yorkshire

Country: United Kingdom

Postcode: S9 1RT

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Miss | First Name: Alexandra | Surname: Houldsworth

Company name: Waterman Group

Street address: Belgrave House, 47 Bank Street

Town/City: Sheffield

County: South Yorkshire (Met County)

Country:

Postcode: S1 2DR

	Country Code	National Number	Extension Number
Telephone number:	0044	1142298900	
Mobile number:			
Fax number:	0044	1142298901	

Email address: alexandra.houldsworth@watermangroup.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

The application is for a change of use from B1, B2 and B8 use classes, to Sui Generis. No major redevelopment will take place on the site. However, a number of material alterations will be made to the exterior of the building and the site as a whole. These are:
A thermal oxidiser and stack will be installed externally. The stack will be approximately 14m in height (2m above the roof level) of unpainted stainless steel, located adjacent to the southeast-facing façade of the building.
A new vehicle entrance to building. this will be a painted steel roller shutter door located in the south eastern facing facade of the building corner of the building.
A new concrete road within the confines of the site, connecting the existing hardstanding area and new vehicle entrance in the south eastern facing facade of the building.
Four elevated downlights, located the south-eastern perimeter of the site. The heights will not exceed the building height (12m).
Removal of existing redundant oil tanks and replacement with self bunded oil tank.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 4 Suffix:

House name:

Street address: FALL BANK INDUSTRIAL ESTATE

DODWORTH

Town/City: BARNSLEY

County:

Postcode: S75 3LS

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 430934

Northing: 405557

Description:

The site is located in Fallbank Crescent in Fallbank Industrial Estate, in a mixed use area of Dodworth, Barnsley. The site is located adjacent to a railway line and approximately 25m from a residential area. Historical maps from a Landmark Envirocheck report indicate that the site has been occupied by industrial land uses since at least 1971.
The site is currently unoccupied and has been since August 2010.
The whole site occupies an area of 2.15 hectare and comprises one combined warehouse and office building which occupies an area of 6,017 m2. The warehouse section of the building has an area of 5,566m2 and consists of a single storey, approximately 11.5m high, with a small two storey section containing office space and toilet facilities. The office section of the building covers an area of 451.5 m2 and primarily consists of one storey. A second story is located on one room adjacent to the main entrance. There are understood to be no basements at the property. The south block of the existing building is a steel framed 3 span portal frame. The side walls are generally clad with (assumed) metal cladding and liner sheets. The central block of the existing building is a steel framed building of a single span. The side walls are generally clad with (assumed) metal cladding and liner sheets. The office block external walls are faced in brick with large full height window panels. The windows were generally of UPVC construction.

5. 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: Mr First name: Matthew Surname: Woodward

Reference: 2012/ENQ/00870

Date (DD/MM/YYYY): 12/01/2012 (Must be pre-application submission)

Details of the pre-application advice received:

The pre application discussion request was made on 12 January 2012. The meeting was held on 25 January 2012. A summary was received on 31 January 2012. The summary concluded that the site is in an Employment Policy Area on the adopted Barnsley UDP. There are no flood risk issues associated with the development. There are unlikely to be any significant contaminated land issues providing no major earthworks are carried out.
It gave relevant policies (PPS1; PPS4; PPS10; PPS24; CSP19; CSP25; CSP40; Barnsley, Doncaster, Rotherham Joint Waste Plan; WCS6). The summary noted the follwoing should be submitted: a noise assessment, transport assessment and travel plan (but not traffic assessment); details of air quality; and a low key environmental report for biodiversity purposes.
The site was considered a potential EIA development. Ascreening opinion was requested by the Agent from Barnsley Council, it was determined that an EIA is not required.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle 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

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (●) Yes ( ) No

If Yes, please provide details:

Waste storage is expected to be external, but will be limited to domestic and office waste, process effluent and waste maintenance oils. Waste oil-detergent solution from the process, as a result of periodic clean-out, will be stored in a designated area in IBCs with drip trays provided as secondary containment. Waste maintenance oils will be stored in 205 litre drums on drip trays. A proposed area for waste storage has been marked on Figure 4 in Appendix A. In particular it should be noted that, in order to limit potential litter from the site, waste will not be stored along the southeastern edge of the site, which borders the railway line and the residential area beyond it. The waste storage area will be designed to minimise the risk of waste or contaminants escaping to the environment and will have adequate facilities for the segregation of different waste types in order to aid recycling.

Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

All wastes will be recycled where possible, with segregation of domestic and office waste, process effluent and waste maintenance oils.

8. Authority Employee/Member

With respect to the Authority, I am:

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

Do any of these statements apply to you? ○ Yes ◉ No

9. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Doors - description:

Description of *existing* materials and finishes:

The south eastern facing facade is generally clad with (assumed) metal cladding and liner sheets.

Description of *proposed* materials and finishes:

New vehicle entrance in south eastern facing facade of building shall be a roller shutter door of painted steel construction.

Boundary treatments - description:

Description of *existing* materials and finishes:

Perimeter fencing is chain link fencing with concrete posts. Three rows of barbed wire are installed above the chain link fence, also connected via the concrete posts.

Description of *proposed* materials and finishes:

2.4m high galvanised corrugated steel pallisade fencing.

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

Concrete hardstanding covers approximately 40% of the external area of the site. The surface of the hardstanding appeared to be in good condition overall, although it was pitted and worn away in places. Some of the joints in the concrete were not adequately infilled and soil and weeds were visible between them. The remaining 60% of the external surface was a combination of non-metalled surface and unmade ground.

Description of *proposed* materials and finishes:

A new section of concrete road will be constructed to join the existing hardstanding to the new entrance in the south eastern facing facade. It will include enough space for HGVs to turn around and exit the site forwards. The road will be at least 6m wide in order to provide space for two-way movements of traffic.

Lighting - add description

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Four elevated downlights. The heights will not exceed the building height (12m)

Others - description:

Type of other material:

Description of *existing* materials and finishes:

Description of *proposed* materials and finishes:

Thermal oxidiser stack of unpainted steel construction.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Report EED12649.103.R.1.1.1.AH

10. Vehicle Parking

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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	20	20	0
Light goods vehicles/public carrier vehicles	0	0	0
Motorcycles	0	0	0
Disability spaces	0	0	0
Cycle spaces	0	0	0
Other (e.g. Bus)	0	0	0
Short description of Other			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

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

Other

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 references for the plan(s)/drawing(s):

Figure 8, Appendix A, Report EED12649.103.R.1.1.1.AH

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

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	☒ Main sewer	☐ Pond/lake
☐ Soakaway	☐ Existing watercourse	

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, 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:

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

14. Existing Use

Please describe the current use of the site:

The site is currently unoccupied. This plot of land is currently owned by Mount City Investments.

Is the site currently vacant? ◉ Yes ○ No

If Yes, please describe the last use of the site:

The most recent previous use of the site was as a coat hanger recycling business.

When did this use end (if known) (DD/MM/YYYY)? 31/08/2010

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

15. 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 your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'.

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? (•) Yes ( ) No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

All waste will generated by the proposed activity will be removed from the site and treated offsite by appropriately licensed contractors.
All liquid effluent generated by the proposed activity will be collected in an integrated bulk container (IBC). This will be removed from the site and treated offsite by appropriately licensed contractors.
There will be no disposal of trade effluent to sewer.

17. Residential Units

Does your proposal include the gain or loss of residential units? ( ) Yes (•) No

18. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? (•) Yes ( ) No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops Net Tradable Area	0.0	0.0	0.0	0.0
A2	Financial and professional services	0.0	0.0	0.0	0.0
A3	Restaurants and cafes	0.0	0.0	0.0	0.0
A4	Drinking estabishments	0.0	0.0	0.0	0.0
A5	Hot food takeaways	0.0	0.0	0.0	0.0
B1 (a)	Office (other than A2)	451.5	451.5	0.0	-451.5
B1 (b)	Research and development	0.0	0.0	0.0	0.0
B1 (c)	Light industrial	0.0	0.0	0.0	0.0
B2	General industrial	5566.0	5566.0	0.0	-5566.0
B8	Storage or distribution	0.0	0.0	0.0	0.0
C1	Hotels and halls of residence	0.0	0.0	0.0	0.0
C2	Residential institutions	0.0	0.0	0.0	0.0
D1	Non-residential institutions	0.0	0.0	0.0	0.0
D2	Assembly and leisure	0.0	0.0	0.0	0.0
Other	Please Specify	0.0	0.0	6017.5	6017.5
	Total	6017.5	6017.5	6017.5	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

19. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	15	0	0

20. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
Other	00:00:00	23:59:00	00:00:00	23:59:00	00:00:00	23:59:00	☐

21. Site Area

What is the site area? 02.15 hectares

22. Industrial or Commercial Processes and Machinery

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 installation will be used for a treatment process for high value metal alloy, principally removing residues such as cutting fluid from from swarf. This shall make the metal suitable for re-use as a raw material. Swarf will be supplied by, and returned to, customers in the aerospace industry. The throughput of metal for this process is expected to be up to 10,000 tonnes annually, at maximum productivity.
Swarf brought to site will first be crushed and then sent through a vibratory shaker table where hot water and detergent will be used to remove residues of cutting fluid. The swarf will then be transferred in bins via fork-lift trucks to a gas-fired rotary kiln for drying. The swarf is then sent through another vibratory shaker table and a series of magnets before being boxed and sent offsite for use as a raw material. Please see the process flow diagram (Figure 6 in Appendix A of EED12649.R.1.1.1.AH).
The rotary kiln is comprised of an inner and outer shell. Heat from the burner will be introduced to the cavity between the two shells, therefore swarf will be indirectly heated. This negates the potential for direct burning of any residue on the swarf. The gas burner has a maximum output of 2,000,000 btu/hr (0.586 MW). The exhaust gases from the kiln process are first passed through a cyclone to remove any small particulate, next the gases are heated via thermal oxidiser rated at 1,000,000 btu/hr (0.293 MW) to remove volatile organic compounds. Lastly the gases are cooled via a cooling tower and passed through a cartridge filter bank to remove fine particulate. The exhaust from the “bag house” is vented through a stack which is at a height of approximately 2m above the roof level.
The water used in the washing facility will be a closed loop system and water will be reheated and re-used in the washing process. Periodically, quality control requirements will determine that water within the system is replaced. This will be stored in the designated waste storage area in 1000 litre intermediate bulk containers (IBCs) and removed from site as a waste. Any evaporative losses will be accounted for by periodic topping up from the towns water supply.
Activities associated with the process that will occur at the installation include: shotblasting of high value alloy solid scrap metal blocks in an enclosed internal area; sorting of metal solids upon receipt of raw materials; filtration of washing water for re-use; operation and maintenance of emissions abatement equipment (thermal oxidiser and bag filter); waste production, transfer and storage; and consumption and heating of water. Plasma cutting of high value alloy solid scrap metal will occur in an external area, under canopy.
Equipment located internally within the central block shall be:
Weighing Scale for weighing of incoming raw materials (swarf and solids);
Solids sorting tables for the mechanical sorting of materials;
Down draft bench, a health and safety measure for reducing exposure to dust;
Two Shot blasters (Roto Blast 600 and Roto Blast 2000); and
Shears, including one alligator shear.
Equipment located internally within the Southern block shall be:
Vibratory shaker table, used to remove contaminants from metal chips;
Gas-fired rotary kiln for the drying of nickel swarf;
Equipment located internally within the office block shall be:
Office equipment Including computers, printers, photocopiers etc.;
Equipment located externally shall be:
Thermal oxidiser with afterburner for the combustion of emissions from the kiln. The stack from the thermal oxidiser is expected to be approximately 2m above the level of the roof. This will be located externally to adjacent to the south eastern facing facade of the southern block;
Fork-lift trucks (FLT) could be used for both internal and external movements of materials and products about the site; and
An Integrally-bunded bulk diesel tank for powering fork-lift trucks will be located in the vicinity of the current redundent oil storage tanks, which are to be removed.

Is the proposal for a waste management development? (•) Yes ( ) No

Please complete the following table:

	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	0	0
Non-hazadous landfill	0	0
Hazardous landfill	0	0
Energy from waste incineration	0	0
Other incineration	0	0
Landfill gas generation plant	0	0
Pyrolysis/gasification	0	0
Metal recycling site	0	10,000
Transfer stations	0	0
Material recovery/recycling facilities (MRFs)	0	0
Household civic amenity sites	0	0
Open windrow composting	0	0
In-vessel composting	0	0
Anaerobic digestion	0	0
Any combined mechanical, bioligical and/or thermal treatment (MBT)	0	0
Sewage treatment works	0	0
Other treatment	0	0
Recycling facilities construction, demolition and excavation waste	0	0
Storage of waste	0	0
Other waste management	0	0

22. Industrial or Commercial Processes and Machinery (continued)

Other development	0	0

Please give maximum annual operational throughput of the following waste streams:

Municipal	0
Construction, demolition and excavation	0
Commercial and Industrial	10,000
Hazardous	0

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

24. 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? (Please select only one)

○ The agent ◉ The applicant ○ Other person

25. Certificates (Certificate B)

Certificate of Ownership - Certificate B
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Ken Atkinson Number: Suffix: Street: Mount City Investments Locality: Thorncliffe Business Park Town: Sheffield Postcode: S35 2PX	09/03/2012

Title: Mr First name: Tom Surname: Cullingford

Person role: Agent Declaration date: 09/03/2012 ☒ Declaration made

25. Certificates (Agricultural Land Declaration)

Agricultural Land Declaration
Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: Mr First Name: Tom Surname: Cullingford

Person role: Agent Declaration date: 09/03/2012 ☒ Declaration Made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 09/03/2012