

Ardagh Glass Limited
Burton Road, Monk Bretton
Barnsley
South Yorkshire
S71 2QG

Planning Statement – Planning Application 2018/0492/ - Proposed Warehouse Construction

Relating to: - The construction of a new 14215 square metre warehouse and loading canopy.

Applicant: Ardagh Glass Limited

Location: Burton Road, Monk Bretton, Barnsley, South Yorkshire, S71 2QG

Introduction

The following Planning Statement has been prepared by Ardagh Glass Limited, part of Ardagh Group plc, in support of their Planning Application for the construction of a new warehouse and loading canopy.

The proposed warehouse is to be sited within the factory boundary at the northern part of the site on an area of hardstanding land that is currently vacant See photograph 1, together with additional space created by the demolition of 7 old and dilapidated warehouses. See photographs 2 & 3

Background / Context

Ardagh Glass are specialist manufacturers of glass containers to the food and beverage markets, holding the position of market leader in the UK and counting major blue-chip companies such as Diageo, Coca Cola and Nestle amongst its many customers.

The Barnsley facility located on Burton Road, Monk Bretton is a major employer in the Barnsley area and is one of four Ardagh glass factories trading in the UK. The site currently consists of production, office and warehouse facilities operating within the site boundary of 29.8 hectares and has been in continuous operation since 1946. Operating 24/7 the factory produces circa. 750 million containers per year, these are palletised prior to storage in either on-site or off-site sub-contracted warehouses.

To remain competitive, the company must reduce its operating costs and, given the high cost of external warehousing, proposes to construct an on-site warehouse that will result in significantly reduced sub-contracted warehousing costs.

Ardagh Glass Barnsley operates under its Statutory Integrated Pollution Prevention & Control (IPPC) Permit Reference IPPC/A2/01/2016/V1 and is part of the European Emissions Trading Scheme (EUETS) for greenhouse gas emissions. The factory also has the following accreditations, ISO 14001:2015 Environmental Management Systems, ISO 9001: 2008 Quality Management Systems, ISO 18001:2007 Health & Safety Management Systems and ISO 50001 Energy Management Systems.

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All associated buildings within the site boundary are currently owned and managed by Ardagh Glass.

Ardagh Glass are continuing to trade and manage the site and have no intentions of changing ownership or use of the factory, buildings and production processes within the site boundary. As the production of glass containers is a continuous process, the factory operates 24/7.

Site Description

The existing main site entrance is located off Burton Road towards the south-east corner of the factory. The east side of the factory is bounded by Burton Road, along with some residential dwellings and small commercial units. The north side is bounded by the Cudworth West Green by-pass with an entrance / exit (currently unused) into the site from a roundabout. At the time of the by-pass construction, this entrance and road was built by Barnsley Council in anticipation of the proposed warehouse. Two thirds of the western perimeter are bounded by Far Field Lane with trees and green belt land beyond, the remaining one third is bounded by Fish Dam Lane and residential dwellings. See Ref Drg No G01 135 00 S

Warehouse Description – Existing

The existing 7 warehouses (to be demolished) are used for the storage of engineering spare parts, furnace refractories and moulds, what remains of these materials after assessment will be accommodated elsewhere on site. The warehouse structures are all decades old, in dilapidated condition and not fit for purpose. They are of steel portal design and clad with single skin metal corrugated sheeting. See photographs 4 & 5.

Design - Proposed

The design is based on similar warehouses built at the Company's Knottingley and Irvine plants in 2011 and 2014 with the main features being, multi-ridge, multi-level portal steel frameworks having an eaves and ridge height of 8.243 and 11.466 metres respectively. Walls to be single skin Plastisol coated metal cladding coloured BS18-E-53 Solvent Blue and 32/1000 profile. The roof will be Plastisol coated metal cladding coloured BS 10A05 Goosewing Grey and 32/1000 profile and will include 10% translucent sheeting. A low energy lighting scheme activated by movement sensors will be installed, together with 4 rapid roll shutter doors and a smooth finish reinforced concrete floor. No utilities are to be installed other than lighting, security cameras and fire alarm sensors.

Loading and unloading of vehicles will be via purpose constructed loading canopy's sited at the end of each storage bay and positioned at the northern side of the warehouse. The layout of

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the warehouse will be marked into storage bays for the organised and safe storage of palletised empty glass containers along with fork lift truck (FLT) access routes and demarcation lanes with pedestrian doors at various locations around the internal perimeter of the warehouse for the safe egress of warehouse personnel. See drawings Ref Drg No's NW P2-1-AGB Warehouse Proposal Rev B, NW P2-1- EL Rev B AGB Warehouse Elevations, NW P2-1- PL Rev B AGB Warehouse Pallet Layout, NW P2 1 RFL Rev B, AGB Warehouse Rooflights.
The building will be uninhabited save for intermittent fork lift truck movements.

Visual /Landscape Impact

There will be no negative visual or landscape impacts resulting from this proposal. Indeed, the visual appearance of the site will be improved following the demolition of the old buildings. The proposed warehouse will be screened from the Fish Dam Lane dwellings by trees that border Fish Dam Lane and additionally the trees that border Far Field Lane See photographs 6,7,8,9,10 and 11 as viewed from properties 160,166 and 170 Fish Dam Lane, 75 Preston Way, the junction of Preston Way and Heysham Green and 3 Formby Court. The topographical drawing Ref No NW P2-1-ATS confirms the proposed warehouse roof ridge height will be below the crown height of the trees and the ridge height of the existing adjacent building.

Site Vehicle Movements / Transport Assessment

The site operates safe working practices for vehicular movements and pedestrians, with demarcation areas and signage clearly visible. See Drg No NW P2-1-TF Rev B

There will be no increase in vehicle movements because of this proposal, as the plant operates 24/7 the number of vehicle movements is set to handle the total annual output from the factory and only varies slightly according to the production scheduling mix.

Average vehicle movements are 430 loads per week and are typically based on Monday to Friday 75/80 loads per day of which 15 are to local storage. Saturday / Sunday average 20/25 loads per day.

The additional on-site warehousing resulting from this proposal will not increase or decrease the total number of vehicle movements directly from site, but overall there will be a reduction and consequently an environmental benefit, as more vehicles will move once i.e. direct to the customer rather than to sub-contracted warehouses where they are off-loaded, stored and then subsequently re-loaded for delivery to customers.

Movements to and from local storage will reduce from 160 per week (80 loads in & 80 loads out) to approximately 40 (20 in & 20 out).

Noise / Sound Transmission

Ardagh and its predecessors have continuously operated the site since 1946. The Company operate and implement safe working practices and comply with all relevant environmental legislation. Due to the manufacturing nature of glass container production, most of the noise associated with the process is contained within the Production halls. Externally generated

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noise levels arise in the main from vehicle movements within the site boundary. It is submitted that no increase in noise levels will be generated because of this proposal as there will be no additional traffic. Indeed, the peak noise measurements recorded during the noise survey conducted on the 23rd, 29th and 30th May 2018 and sited outside No 156 Fish Dam Lane were all generated from passing traffic on Fish Dam Lane. See Cirrus Measurement Summary Report and Calibration Certificate. Indeed, due to the location of the proposed warehouse, it is anticipated that the building will contribute to reducing the sound transmission from the factory by acting as a noise baffle. Noise levels will be further reduced as a benefit of routing heavy goods vehicles both (incoming and outgoing) that are associated with glass movements, through the new entrance / exit off the West Green bypass and which will result in benefits to the residents of Burton Road and Fish Dam Lane.

Vehicle Parking

The existing site layout and management allows for authorised "on-site" parking of staff vehicles and contractor vehicles only, along with designated areas for the safe unloading and parking of delivery vehicles. The site operates a safe working practice for vehicular movements and pedestrians, with demarcation areas and signage clearly visible.

Ample employee and site visitors parking is located at several designated areas on-site, see drg. No G 01 135 00 S, together with the main employee car park located outside the main factory perimeter sited between Far Field Lane and Fish Dam Lane and adjacent to the rear pedestrian (only) entrance / exit, this gate is a turnstile, card operated facility.

There is a total of 480 personnel employed on site of which 350 make up the 5 x shift crews (5x70), the balance of 130 are day staff. Shift personnel work rotating 12 hour days (07.00 hrs to 19.00 hrs) and 12 hour nights (19.00 hrs to 07.00hrs), with the staff hours being 08.30 hrs to 17.00 hrs, therefore Monday to Friday the maximum day parking requirement is made up of 130 day staff + 70 day shift crew personnel giving a total 200. As indicated on the site drawing there are 277 designated parking spaces and therefore more than sufficient to accommodate the additional 2 employees (1 per shift) resulting from this proposal.

Lighting – Warehouse

The warehouse lighting plan will be designed and installed by an approved electrical contractor who is NICEIC qualified, in compliance with the Building Regulations and to the approval of the Building Control Officer, all new lighting will be fitted with motion detectors and low energy LED fittings.

Fire System

An appropriate smoke and fire alarm system together with fire hose reels will be installed and connected back to the manned 24/7 security station, emergency lighting will also be installed.

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Other Pending Planning Applications

No other Planning Applications are Pending or have been submitted.

Conclusion

As will be noted, despite sustained and significant cost increase pressures Ardagh Group has continued and sustained investment level in the site over many years. The proposed warehouse and loading canopy is a crucial part of the cost reduction measures that are critical in contributing towards the continued viability and efficient operation of the site and to the high standards and requirements demanded by Ardagh Glass customers.

As can be seen from the existing site photographs No 1-5, the factory appearance around the proposed warehouse will be significantly improved as a benefit resulting from this proposal.