



PLANNING APPLICATION

Site of West Green Recycling, West Green Way, Monk Bretton, Barnsley, S71 5SN

On behalf of Eric Lidster (E J Lidster (Sales) Ltd)

Application for planning permission for development described as:

Erection of store, erection of enclosure for external pipework, erection of aggregate wash plant and associated infrastructure; and laying of concrete slab (retrospective), and the construction of boundary treatment and siting of filter presses for use in association with the existing treatment and management of non-hazardous waste.

Town & Country Planning Act 1990 (as amended)

Planning and Compulsory Purchase Act 2004

Document Control

Issue	Date	Author	Comment
DV	8 December 2025	STC	
SV	10 December 2025	STC	

CONTENTS

1	INTRODUCTION	4
2	THE PROPOSAL	6
2.2	Resubmission - Amendments to the Proposal	8
2.3	The Benefits of Installing the Wash Plant.....	11
3	SITE AND SURROUNDING AREA	12
3.1	The Site.....	12
3.2	The Surrounding Area	13
4	PLANNING HISTORY	16
5	TECHNICAL DOCUMENTS SUBMITTED WITH PLANNING APPLICATION SUMMARY	20
5.2	Flood Risk Assessment	20
5.3	Drainage Strategy	21
5.4	Noise Impact	21
5.5	Tree Survey with Impact Assessment.....	22
5.6	Biodiversity.....	22
5.7	Dust and Emissions Management Plan	22
5.8	LVIA	22
5.9	Storage Bays.....	24
	<i>Area 1</i>	24
	<i>Area 2</i>	24
	<i>Area 3</i>	24
	<i>Area 4</i>	24
	<i>Area 5</i>	24
	<i>Conclusion on the Storage Bays</i>	25
6	MATERIAL CONSIDERATIONS	26
6.1	Planning Policy	26
6.2	Policy D1.....	27
6.3	Policy GD1	27
6.4	Policy MU3	28
6.5	Policy Poll1	30
6.6	Policy WCS1.....	30
6.7	Policy WCS4.....	31
6.8	Conclusion on Policy as a Material Consideration.....	32
6.9	National Planning Policies Relevant to the Application	32
7	CONCLUSION	37
	APPENDIX A	38

1 INTRODUCTION

1.1.1 HERA Planning are instructed by Eric Lidster (the “Applicant”) to prepare this Planning Statement in connection with their planning application, submitted in accordance in support of development on land at West Green Way, Monk Bretton, Barnsley, S71 5SN (the “site”).

1.1.2 The Applicant owns the application site as shown edged red on the Site Location Plan, and occupies and operates (in the name of the Applicant’s company E J Lidster (Sales) Ltd) the site for the purposes of recycling waste (aggregates). The site operates in association with and as part of a wider use on land owned by the Applicant including waste recycling, and storage (scrap and other material unrelated to waste recycling) edged blue on the Site Location Plan. Taken together and from herein land contained within the red and the blue lines will be referred to as the “wider site”.

1.1.3 The submission is seeking planning permission for development described as:

Erection of store, erection of enclosure for external pipework, erection of aggregate wash plant and associated infrastructure; and laying of concrete slab (retrospective), and the construction of boundary treatment and siting of filter presses for use in association with the existing treatment and management of non-hazardous waste.

1.1.4 The submission is accompanied by a suite of documents and drawings set out in Tables 1 and 2.

Drawing Title	Drawing Number	Date
Site Location Plan	Promap	N/A
Topographical Survey/Existing Site Plan	S10557	May 2023
Topographical Survey	S11199	October 2025

Drawing Title	Drawing Number	Date
Washing System	B02_C210088_00_01	July 2022
Concrete Platform for Washing System	B02_C210088_00_03	July 2022
Filter Press (Without Cladding) Proposed Plans	B02_C210088_00_04	July 2022
Filter Press (Without Cladding) Proposed Elevations	B02_C210088_00_05	July 2022
Filter Press Foundations	B02_C210088_00_06	July 2022
Electrical Cables for Wash Plant	B02_C210088_00_07	July 2022
Proposed Plans and Elevations (Store)	N/A	May 2023
Vertical Tank	172260-30000	July 2021
Proposed Elevations (Enclosure for External Pipework)	N/A	May 2023
100 Revision B	Site Layout Plan	October 2025
002 Revision C	Proposed Elevations	May 2023
003 Revision A	Proposed Roof Plan	November 2025
001 Revision C	Proposed Plans	May 2023

Table 1

Item	Report Title	Date
1	Preliminary Ecological Appraisal	March 2024
2	Flood Risk Assessment x 2 with Addendum	November 2022 October 2025 December 2025
3	Site Drainage Strategy (Addendum by Sealquest Ltd)	November 2024
4	Landscape and Visual Impact Assessment with Addendum	July 2024 December 2025
5	Dust and Emissions Management Plan	July 2023
6	Transport Statement	November 2023
7	Tree Survey with Impact Assessment	December 2025
8	Noise Impact Assessment with Addenda	December 2025

Table 2

2 THE PROPOSAL

2.1.1 The proposal seeks part retrospective permission for certain of the elements of the infrastructure at the site and part prospective permission for the remainder of the additional infrastructure at the site in the form of an aggregate wash plant with filter press (together referred to as the “Plant”), store, an enclosure for external pipework, a concrete slab; and boundary treatment. The proposed elements of the development comprise amendments to the design (scale and appearance) and positioning of the filter press significantly improving its visual appearance which in turn acceptably reduces and mitigates its visual impact.

2.1.2 The Plant made up of three component parts, namely the filter presses (x2), and two washing systems (Scrubtec, and Aggretec). The tallest component of the group reaches a

maximum height of 9.15m. Otherwise, the components will occupy various footprints once the proposed improvements are carried out - as follows:

- Filter press - 20m (l) x 10m (d) x 7.06m (h)
- Scrubtec - 25.51m (l) x circa 5m (d) x 9.15m (h)
- Aggretec – 46.21m (l) x 2.6m (d) x 7.65 (h)

2.1.3 The concrete slab, on which the Scrubtec and Aggretec components are seated occupies an area measuring approximately 217sqm in area.

2.1.4 The filter presses are supported off concrete pads and are set to be clad in a system of powder coated aluminium cladding attached to a steel frame (fixed to the frame at and above the level of the platform on which the filter presses are to be sited). The cladding is specified within drawings submitted with the planning application. In terms of the colour treatment to the panels, roof panels are to be finished in a Goosewing Grey (or an alternative, suitable colour as/if necessary) with side panels being finished in an Olive Green.

2.1.5 Beneath the filter presses, are situated pre-cast concrete storage bays reaching a height of 3.3m.

2.1.6 The alterations to the boundary treatment include, replacing historic perimeter concrete walls (2m in height) with concrete walls set to a height of between 2.4m along the southwest, southeast and eastern boundaries of the site. The storage bays that sit beneath and currently serve the filter press will be retained in their current location and the concrete blockwork wall in their vicinity that runs parallel to them is to be removed so that the southwest facing elevation of the existing storage bays forms the 'boundary' to the site in this location meaning that there remains approximately 5m of land to west to allow for green vegetative screening to be planted to further mitigate the visual impact of the filter press. Otherwise the concrete boundary wall will revert to the position shown on the original application.

2.1.7 The store is single storey with a mono-pitch roof and occupies a footprint of 23.1sqm. The enclosure for the external pipework is single storey, occupying a footprint of 22.6sqm.

- 2.1.8 The site currently operates with a throughput capacity of 75,000 tonnes per annum based on its current Environmental Permit restrictions and associated rules and the Applicant continues to operate in accordance with the capacity limit. If it were possible for this to be increased, the waste recycling with the application plant and machinery could in theory operate at a capacity to process 150,000 tonnes of waste material per annum. Staff present on the site at any given time amount to 8 in number.
- 2.1.9 At present there are approximately 2 x two-way HGV movements per hour generated in association with the use. The effect of an uplift to the maximum throughput, in the event this were increased would, according to the Transport Statement, result in an increase in two way HGV movements onto and off West Green Way to 6 per hour – described within the Transport Statement submitted with the planning application as *modest*. The Applicant is at pains to confirm that it is unlikely they will ever be able to exploit the full capabilities of the Wash Plant.

2.2 Resubmission - Amendments to the Proposal

- 2.2.1 This application is a re-submission (the “re-submission”), following the refusal of planning application reference: 2023/0758 (the “original planning application”), and the dismissal of appeal reference: APP/R4408/W/25/3369666 dated 20 November 2025 (the “appeal”).
- 2.2.2 As to the appeal decision, excepting the matter of the visual impact on the appearance of the area, principally due to the filter press as proposed in the appeal scheme, the Inspector tasked with deciding the appeal found in favour of the Appellant on all other matters.
- 2.2.3 In this regard the Inspector found:
- The landscape character was largely unaffected (paragraph 9); and
 - In terms of visual impact, *when seen alongside the other mobile plant, and considered alone, the wash plant does not have an unacceptable impact on the appearance of the area* (paragraph 12); and
 - Dust and emissions impacts can be adequately mitigated for; and
 - Existing and future residents would not suffer unacceptably from noise generated by the development; and

- The development does not prejudice the delivery of the Carlton Masterplan Framework and does not conflict with the provisions of Policies MU3, GD1 or Poll 1 in so far as they relate to the development of land within the vicinity of the site (paragraph 31); and
- That significant weight should be given to the fact that the development comprises *investment into an existing waste recycling business in an accessible location through the provision of innovative waste recycling technology plant* (paragraph 34); and
- *There are no other facilities in Barnsley for processing the inert material that the site does, and few in the wider area. The South Yorkshire Waste Needs Assessment also shows there is a capacity gap, from next year, for inert recycling across south Yorkshire* (paragraph 32). The Inspector also noted that *“The recycling of inert waste and its diversion from landfill is consistent with the waste hierarchy and national policy”* (paragraph 33); and
- Moderate weight is given to the increase in capacity that the development has facilitated (paragraph 32); and
- A benefit of the development is a better quality of recycled product, which was given modest weight (paragraph 32).

2.2.4 In regard to the matter of visual impact, the Inspector determined that:

10. *However, in visual terms, the development, and in particular the filter press structure, is prominent in views across the open land to the southwest of the site from a significant length of West Green Way ... and even from positions as the eastern end of Burton Road by the roundabout.*

11. *The filter press building is around 40m long and 10.5m high. Though there are some trees close to the southwest boundary of the site, these do little to screen the massing of the structure, and similarly the boundary wall, at 2.4m high does little to mitigate the visual impact of the filter press structure. In addition its position close to the southwest boundary of the site means it stands apart from the vegetated railway line behind the site. Likewise it is detached from the stockpiles of materials and its built appearance contrasts with the*

more organic nature of these stockpiles as well as the more mechanical design of other plant.

12. The wash plant is a little further into the site and, due to its design, it has less bulk than the filter press structure. When seen alongside the other mobile plant and considered alone, the wash plant does not have an unacceptable impact on the appearance of the area.

13. I recognise West Green Way may not be a popular walking route, but being close to dwellings and commercial properties means it is likely it is fairly well used by pedestrians. Also it most likely catches the eye of many motorists using this busy road, largely due to the length of road along which the development is prominent. As such even if I were to agree that the sensitivity of the views from West Green Way was low due to its use as a transport corridor rather than a residential or recreational receptor, the change to the view resulting from the development is, in my view substantial and the development harmfully contrasts with its setting.

2.2.5 Taking on board the Inspector's concerns about visual impact, the proposed site plan has been amended from that submitted with the original application to show the reconfigured footprint and location of the filter press. This has been turned through 90 degrees such that it presents its 'end' (hipped roof) elevation to the southwestern boundary at a distance of 5m from the boundary.

2.2.6 In addition, the filter press has been reconfigured such that the 2x presses now sit alongside one another as opposed to end to end, and the overall height of the structure has been reduced by 3.5m (to a height of 7.06m) when measured from ground.

2.2.7 Further still, the Applicant intends to relocate the perimeter wall, which currently runs parallel to/along the line of the southwestern boundary in the vicinity of the filter press such that it sits some 5m further east into the site thus allowing, on land forward of it and adjacent to the boundary with land to the southwest, for the provision of a landscaped strip capable of accommodating native woodland and shrub planting that will create a natural screen and can include some evergreen vegetation. The Applicant is agreeable to ensuring that this landscaped area is populated with specimens of sufficient maturity to provide immediate screening.

2.3 The Benefits of Installing the Wash Plant

2.3.1 As stated within the Planning, Design and Access Statement submitted in support of the original application¹:

4.1.1 The [Plant] is intended to enhance the site's current operation (specifically its treatment and management of non-hazardous construction and demolition waste). Until recently the inert waste being processed at the facility was considered incapable of being recycled.

4.1.2 The plant (which adopts new technology and is set to play an important role in ensuring the future of sustainable construction methods) will enable the Applicant to treat and wash construction and demolition waste, extracting sand and gravel fractions. In simple terms, the plant deconstructs an inert waste into its component parts.

2.3.2 And:

4.1.9 The outputs of the plant are capable of being re-used and put back to the construction market and so will provide a valuable local source of recycled sand, gravel, and aggregates. Subject to the quality of the 'cake' this can be recycled back to agriculture with even a possibility of mixing with compost to provide a topsoil .

2.3.3 The Applicant's initial focus has been to work on 'washing' and recycling the existing material on site, including the existing, historic, spoil heaps.

2.3.4 A full assessment of the benefits of the Applicant's operation is contained in paragraph 6.9.13 below having regard to the assessment of the Inspector in the recent appeal decision.

2.3.5 In summary the Plant has been installed to support the existing operation at the site.

¹ Planning Design and Access Statement, Section 4, Page 11

3 SITE AND SURROUNDING AREA

3.1 The Site

- 3.1.1 The site is within the Applicant's ownership, is located within the administrative boundary of Barnsley Metropolitan Borough Council and is situated to the northeast of West Green Way (between its junction with Far Field Lane to the northwest and Pontefract Road to the southeast). The site is served by a dedicated access directly off West Green Way.
- 3.1.2 The site is defined by the red line identified on the Site Location Plan. Additional land owned and operated by the Applicant, as the wider site, is contained within the area of the blue line shown on the Site Location Plan.
- 3.1.3 Occupied by the Applicant's company E J Lidster (Sales) Ltd, the site is in industrial use, as a waste management facility, in the manner of treating and managing non-hazardous construction and demolition waste.
- 3.1.4 It functions as part of a wider use - waste management facility with additional storage (materials including scrap metal) - which extends beyond the limits of the site. The wider waste management facility and storage function, including storage of materials unrelated to waste recycling, takes place on land that is also within the Applicant's ownership.
- 3.1.5 Land within the northwestern portion of the wider site contains spoil heaps, which are being processed; it includes an area given over to storage (container and other materials, part of which is used co-extensively with the waste recycling process to store materials retrieved during the recycling process, and which must be taken to landfill); and an area which has been recontoured, originally for use as a motorcycle/quad bike track, but now used in association with the waste management facility.
- 3.1.6 Land adjacent to the south and west of the site is within the Local Authority's ownership, and is laid to grass with tree and shrub planting. This adjoining parcel, which is currently being grazed, terminates at West Green Way. Within the vicinity of the Wash Plant there exists a concrete wall (the "wall"), which according to historic mapping data, has been in existence since before 1999. This wall is, in part, set to be relocated as part of the revised proposal and, in part, increased in height to 3.3m.
-

- 3.1.7 Land immediately adjacent the west/southwest of the wall and following the line of the wall contains an area of landscaping, to a depth of approximately 5m, with the relevant section adjacent to the filter press set to be increased in depth to a total of 10m by an additional 5m of planting in front of the revised boundary wall location within the application site.
- 3.1.8 The wider site terminates at its northwestern extent at the boundary with the live rail line, which services a nearby industrial use, Ardagh Glass Packaging Plant.
- 3.1.9 To the northeast/southeast lies the disused railway, and a site of a Site of Special Scientific Interest (“SSSI”) referred to as the Dearne Valley Wetlands SSSI. No Public Rights of Way (“PROWs”) run through the SSSI.
- 3.1.10 Cudworth Beck, a tributary of the River Dearne is located running along southeastern corner of the site, situated at a level some 5m+ below the level of the site, and culverted in part.

3.2 The Surrounding Area

- 3.2.1 There is nothing distinctive about the context immediate to the site. It is embedded within a wider landscape that is, in terms of its origins, industrial in nature. Much of the landscape comprises reclaimed land.
- 3.2.2 Land west/south west of West Green Way, with which the site has a visual connection, is home to the Ardagh Glass Packaging plant (enclosed by West Green Way, Burton Road, Fish Dam Lane and Far Field Lane). This industrial complex (the “complex”) occupies a site measuring approximately 30ha in area and it has a strong visual presence in the landscape particularly in views at the junction (roundabout) of Far Field Lane with West Green Parkway some 500m northwest of the site, and in views from far Field Lane. Within the areas of Fish Dam Lane (to the southwest), and Burton Road, this industrial operation sits directly adjacent housing.
- 3.2.3 The complex is made up of a series of buildings/structures comprising portal framed, metal clad ‘sheds’ laid out on large rectangular footprints, silos, external storage bays, other

storage compounds, pipework, flues, water tanks, water treatment facilities; and parking, loading, and turning facilities.

- 3.2.4 The complex has a strong industrial aesthetic, there is little within it that might be described as being visually attractive. The layout is less planned and more a result of the natural evolution and growth of the operation over time, and as a result the complex is not legible. Landscaping to the perimeters is most effective on West Green Way. There is little permeability.
- 3.2.5 There is, in addition, a small industrial site located off Grace Street operating a reclamation and recovery business which appears to co-existing with an equestrian use, and which is in direct proximity to residential properties. The site contains an assortment of 'sheds' clad in corrugated metal sheeting which, in terms of their visual impact, are detracting features, albeit with their visual effect limited to the immediate context.
- 3.2.6 Situated approximately 1km northwest of the site (as the crow flies) and within the same landscape character area there is situated another industrial development (Premier Foods, Carlton Bakery) with access of Fish Dam Lane. This too has a strong visual presence and possesses a strong industrial aesthetic; and sits adjacent housing.
- 3.2.7 Located approximately 1km north of the site (as the crow flies) there exists another industrial site, containing various operations including vehicle dismantling. Like the others, this industrial pocket has a strong industrial aesthetic and a strong visual presence in the landscape.
- 3.2.8 Bleach Croft Farm is located directly east of the site, operating as a pig farm until an arson attack in 2018, the farm occupies the site of Midland Bleach Works which itself was built in the mid 19th Century; the freestanding chimney associated with the former industrial use is still in situ. It isn't clear whether the land is still being put to agricultural use. Regardless the structures that remain on site are in varying stages of dilapidation and collapse, and the visual effect of the group is as a detractor in the landscape.
- 3.2.9 The industrial context is acknowledged within Local Authority planning documents that are relevant to the site, and which are designed to support and guide development within the wider area.

3.2.10 Otherwise, the wider area is given over to 'green space'.

4 PLANNING HISTORY

Table 3

Application Number	Description	Date Decided	Decision
B/92/1021/BA	Use of land for plant/vehicle storage and waste transfer station	28/01/1993	Granted
B/93/0210/BA	Erection of storage shed for timber pallets	13/05/93	Granted
B/93/1144/BA	Use of land for temporary siting of soil screener and materials selection	13/01/1994	Granted
B/95/1181/BA	Erection of industrial unit	03/02/1997	Granted

Application Number	Description	Date Decided	Decision
B/98/1134/BA	Use of haulage depot for distribution of coal, sand, gravel and topsoil and storage of skips in conjunction with haulage business	09/02/1999	Granted
B/01/0635/BA	Use of land for siting of mobile soil screener & crusher/ancillary processing of imported inert waste & storage of recycled products	23/10/2001	Granted
B/03/0349/BA	To contour land to form motor-quad and motorcycle track for leisure purpose	21/10/2003 (yet the application is recorded as having been received on 31/08/2004)	Refused
B/05/1234/HR	Construction of a new highway, road and rail bridges, pedestrian, equestrian underpasses, drainage, landscape and associated works Only part of the Applicant's wider site for the new access to and within the land was included in the application (so far as the Applicant's land was concerned)	December 2005	Granted

Application Number	Description	Date Decided	Decision
2024/0329	Erection of substation for purposes ancillary to the waste recycling facility (retrospective)	June 2024	Granted
2023/0758 (APP/R4408/W/25/3369666)	Installation of aggregate wash plant, erection of store, erection of enclosure for external pipework, laying of concrete slab and construction of boundary treatment (retrospective); and cladding to exterior of structure for filter presses for treatment and management of non-hazardous waste.	November 2025	Dismissed at Appeal

- 4.1.1 The land defined by the planning permission granted under application reference: B/01/0635 is described within the Local Authority’s mapping data as a former *Ash Tip*. The contouring of the land was undertaken and is evident within the historic mapping data attached to the Applicant’s Sworn Statutory Declaration, which has been prepared in support of and submitted with the recent appeal² and remains relevant to the current application.
- 4.1.2 According to the Local Authority’s mapping data, application reference: B/05/1234/HR granted consent for works to create an access to the site directly off West Green Way, and included the laying out of the existing access within the site.

² Attached at Appendix 1

- 4.1.3 Application reference: 2024/0329 granted planning permission for the erection of a substation at the site; the substation is required to power the operation of the washing plant. The substation has been completed and is in operation.
- 4.1.4 In granting permission for the substation³, the Local Authority stated that the proposal would not frustrate the objectives of the DP, specifically Policies D1, GD1, MU3 and Poll1 on the grounds that its purpose was to support the operation of the existing use; and that it would have a *neutral effect on the appearance of the wider area, the development of the residential phase [led by MU3] and the living conditions of future residents.*
- 4.1.5 In light of the decision arrived at on application reference: 2024/0329 the Applicant is comfortable that the Local Authority does not object, in principle, to further development in support of the existing use within the site.

5 TECHNICAL DOCUMENTS SUBMITTED WITH PLANNING APPLICATION SUMMARY

5.1.1 The planning application is supported by a suite of technical documents as follows:

- Flood Risk Assessment with addendum (CD: 25.008.FRA2)
- Drainage Strategy (CD: 25.008.Drainage2)
- Noise Impact Assessment with addendum (CD: 25.008.NIA2)
- Tree Survey with Impact Assessment (CD: 25.008.AIA2)
- Preliminary Ecological Appraisal (CD: 25.008.PEA2)
- Dust and Emission Management Plan (CD: 25.008.DEMP2)
- Transport Statement (CD:25.008.TS2)
- Landscape and Visual Impact with addenda (CD:25.008.LVIA2)

5.1.2 In addition to the above, and from section 5.9 below, the Applicant provides a technical summary of the storage bays located within the site.

5.2 Flood Risk Assessment

5.2.1 The Flood Risk Assessment (the “FRA”) needs to be read in conjunction with the FRA update prepared in December 2025, so that when read together the FRA and the FRA update constitute an up to date risk assessment for the purposes of the application. It has been established that there is no requirement to undertake a sequential test.

5.2.2 The site does not exceed 1.5ha in area and the majority of it is located within Flood Risk Zone 1 (‘FRZ 1’). However, development (in the form of the storage building) has taken place on land that is located within Flood Risk Zone 2 (“FRZ2”), and the filter press, as relocated, will in part touch on Flood Risk Zone 2 plus climate change.

5.2.3 The FRA originally addressed itself to the FRZ3 portion of the site, which extended to land on which the storage building sits, and recommended a minimum threshold of 41.6m Above Ordnance Survey Data (“AOD”) for finished floor levels within the storage building.

- 5.2.4 The concrete slab and thus the storage building and all of the Wash Plant has been constructed/is capable of being constructed with a finished floor level set above 42m AOD.
- 5.2.5 The up to date FRA concludes that given the design and layout of the proposal and the site, users would remain safe from current and future surface water flood risk for the lifetime of the development. In addition, the proposal will not increase flooding elsewhere. This position is accepted by the Environment Agency (the “EA”) and was accepted by the Inspector at the recent appeal, as well as the Council who confirmed at the appeal hearing it no longer had an objection on this ground.

5.3 Drainage Strategy

- 5.3.1 Having assessed the drainage infrastructure serving the proposal, and taking into consideration the ground conditions and site levels, the Drainage Strategy has concluded that the drainage requirements of the proposal are adequately served by the presence of a subterranean storage tank (2.4m (w) x 2.4m (h) x 2.4m (l) located adjacent to the Wash Plant and sand stockpiles (where the majority of the water used in association with the ‘washing’ process is recovered), and an interceptor tank which together, when taking into consideration the ground conditions within the vicinity of the plant and machinery, will result in no additional surface water run-off. On the matter of foul water drainage, no sewage is set to be released from the site. No objection was raised on this ground at the appeal and this was accepted by the Inspector.

5.4 Noise Impact

- 5.4.1 The Applicant has submitted 2 x Noise Impact Assessments (“NIA”) with the previous planning application and appeal. Both NIAs have been prepared by Mr Andy Green of Spire Environmental. The first dated October 2023 (revised December 2024) is relevant and up to date in relation to the matter of noise impact on existing receptors. The second, dated 24 October 2025, submitted at the appeal concludes that the development will have a *low impact* on all relevant future receptors in the relevant area of MU3. In addition, Spire Environmental has produced a letter (dated 10 December 2025) which addresses the matter of noise impact in the context of the filter press as relocated and revised. The letter concludes that *the operation of the revised plant proposal will have no greater impact on the relevant receptors for the existing and future residents in the locality (including on the*

allocated MU3 site) than the plant in its existing position that was considered and concluded to be acceptable in noise terms by the Inspector in the Appeal Decision.

5.5 Tree Survey with Impact Assessment

5.5.1 The Arboricultural Impact Assessment has been updated to support the submission. It remains the case that no trees have been removed or pruned to facilitate the proposal and the proposal will have no direct impact on trees. Otherwise, the report concludes that the proposal will have no discernible effect, long term, on adjacent hedgerows/tress. No objection was raised on this ground at the appeal and this was accepted by the Inspector.

5.6 Biodiversity

5.6.1 The Preliminary Ecological Appraisal submitted in support of the application has concluded that there is no priority habitat within the site boundary; that the proposal would not have a direct effect on the adjacent SSSI; and that there would be no direct impact on adjacent habitats including Cudworth Dike. No objection was raised on this ground at the appeal and this was accepted by the Inspector.

5.7 Dust and Emissions Management Plan

5.7.1 The Dust and Emissions Management Plan proposes a mitigation strategy to ensure an appropriate level of dust management at the site. No objection was raised on this ground at the appeal, subject to conditions, and this was accepted by the Inspector.

5.8 LVIA

5.8.1 The appeal relating to the plant on the appeal site was dismissed with regards to matters relating to landscape visual matters.

5.8.2 The Inspector found that the proposal caused no harm to the landscape character of the receiving landscape:

8. ...Key characteristics here include a diverse range of land uses including industrial and pastoral, small areas of trees often associated with dismantled railway lines and new development of large scale buildings in a relatively open landscape.

9. Clearly, the site is an established industrial operation with some mobile plant of significant size. The development provides additional plant, but the character of the site remains industrial, and so the character of the wider area is largely unaffected.

- 5.8.3 Regarding visual impact, The Inspector found that the most harmful visual element of the proposals was the filter press, the impact of the wash plant being lesser and acceptable:

The wash plant is a little further into the site and, due to its design, it has less bulk than the filter press structure. When seen alongside the other mobile plant, and considered alone, the wash plant does not have an unacceptable impact on the appearance of the area. (paragraph 12)

- 5.8.4 The visual harm that leads to the Inspector seemingly finding the proposals unacceptable appears to be focused on views from West Green Way and Burton Road and specifically views 1 and 10 from the Landscape and Visual Impact Assessment produced by TPM Landscape dated July 2024. The Inspector then gives examples of other nearby industrial facilities which have successfully mitigated their visual impacts through landscaping and suggests a route by which the proposed development might be acceptable:

Supplementary planting could possibly be provided close to the common boundary, as part of any development on the land to the southwest. However although this may assist in screening the development to the extent that it may not unacceptably harm the outlook from any future dwellings which may come forward on that land, such planting would need to be substantial in scale to fully mitigate the general visual effect in wider views and would take considerable time to establish. (paragraph 15)

- 5.8.5 In response, the plant has been revised, particularly the filter press, and the relevant section of the boundary wall inset to allow for landscaping mitigation, including natives and evergreens, on the relevant section of the southwest boundary. TPM Landscape has prepared an additional submission to support the current application. The findings are that from a landscape and visual impact perspective, the proposal will be well screened from all relevant visual receptors such that is not *prominent in views across the open land to the southwest of the site* or from *positions at the eastern end of Burton Road by the roundabout*.

5.9 Storage Bays

5.9.1 The Site Layout Plan (Rev C) has been annotated and is attached at Appendix A to show the location of the storage bays within the area of the site, and photos of the storage bays are cross referenced with the annotated Site Layout Plan (Rev C).

Area 1

5.9.2 The bay located in Area 1 is used as a quarantine area for rejected waste. It is enclosed using interlocking concrete blocks (each measuring 1800mm (l) x 600mm (h) x 600mm (d)) reaching 1.8m in height. Photo 1 at Appendix A of this statement refers.

Area 2

5.9.3 The bays located in Area 2 are enclosed using interlocking concrete blocks (each measuring 1200mm (l) x 600mm (h) x 600mm (d)) reaching 1.8m in height and are used to store incoming waste material ahead of being recycled. Photo number 2 refers.

Area 3

5.9.4 The bays located in Area 3 are enclosed using interlocking concrete blocks (each measuring 1200mm (l) x 600mm (h) x 600mm (d)) measuring 2.4m in height and are used to store small scale aggregate that has been recycled and is ready to be taken off site. Photo number 3 refers.

Area 4

5.9.5 The bays located in Area 4 are constructed from in situ cast concrete. Each enclosure reaches a height of 2.4m and they are designed to 'catch' and store the aggregate process through the Plant. Photos numbered 4 and 5 refer.

Area 5

5.9.6 The bays located in Area 5 in part function as a structural support for the filter press. They are constructed from concrete cast in situ. Each enclosure reaches a height of 3.3m and they are designed to store the soil/clay as it is processed through the filter press. Photos numbered 6 and 7 refer.

Conclusion on the Storage Bays

- 5.9.7 Despite the original reason for refusal 4 relating to the appeal scheme requiring further information, by the time of the appeal hearing, no objection was raised at appeal to the function, location or appearance of the storage bays, and this was accepted by the Inspector.

6 MATERIAL CONSIDERATIONS

6.1 Planning Policy

6.1.1 For the purposes of s38(6) of the Planning and Compulsory Purchase Act of 2004 (the “Act”), the development plan relevant to this application comprises the Barnsley Local Plan (the “BLP”) and the Joint Waste Plan (taken together referred to as the “DP”). None of the Borough’s Neighbourhood Development Plans apply to the site.

6.1.2 The BLP is made to address the period from 2014 to 2033. It has been reviewed by the Local Authority, which decided (on 24 November 2022) that no update to it was required.

6.1.3 The Local Authority’s review of the DP was not subject to an independent examination and it utilised an evidence base that itself is criticised for being out of date.

6.1.4 With reference to where development should be focussed, the DP encourages a hierarchical approach⁴. The site is located within Urban Barnsley, the first tier classification, which according to the DP:

Incorporates the main built up area [and where] most development should take place in order to enhance Barnsley’s role as a sub-regional town within the Sheffield and Leeds City Regions⁵.

6.1.5 It has been established during the lifetime of the original application and at appeal that the DP policies most relevant for determining the application are:

- D1
- GD1
- MU3
- Poll1
- WCS1
- WCS4; and
- WCS6

⁴ Barnsley Local Plan, Page 18, as per the table inserted beneath Paragraph 5.9

⁵ Barnsley Local Plan, Page 19, Paragraph 5.11

6.2 Policy D1

6.2.1 Policy D1 – High Quality Design and Place Making - expects development *through its layout and design* to be of a high quality taking advantage of and reinforcing the *distinctive, local character and features of Barnsley*.

6.2.2 According to the text supporting D1⁶:

The components of a development, including its integration with its surroundings and its mix, layout and form, will be assessed to ensure that development makes a positive contribution to achieving the qualities of a successful place.

6.2.3 Development is expected to take account of relevant design standards and guidance including Supplementary Planning Documents.

6.2.4 As to the design of the Wash Plant, it is noted that the Inspector had no objection to the location and appearance of the aggregate wash plant components. As regards the filter press, the Inspector's concerns were confined to the visual impact of the filter press structure, the built appearance of which was found to contrast with *the more organic nature of the stockpiles of materials and the more mechanical design of the other plant*.

6.2.5 In revising the scale (in terms of height and length) of the filter press structure downwards, by altering its location, and by introducing a 5m wide landscaping strip, set to contain planting of substantial scale, along the southwestern boundary; the Applicant considers that the mass of the filter press, in relevant views, is significantly reduced, such that its visual impact will not result in *substantial change* and/or unacceptable impact to its setting.

6.3 Policy GD1

6.3.1 Policy GD1 is considered to be the *starting point for making decisions on all proposals*. Policy GD1 supports proposals for development where:

⁶ Barnsley Local Plan, Chapter 13, Page 153, Paragraph 13.4

They are compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;

They will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land.

6.3.2 According to the text supporting GD1, its purpose is to:

- Ensure good design
- Protect the living conditions and amenity of residents (existing and future); and
- Encourage landscaping for its biodiversity benefits, and its contribution to climate change resilience and carbon absorption.

6.3.3 It has been established at appeal that the proposal *is compatible with neighbouring land and will not significantly prejudice the current or future use of the neighbouring land;* and that the proposal *will not adversely affect the potential development of a wider area of land which could otherwise be available for development and safeguards access to adjacent land.*

6.3.4 For the reasons already outlined at paragraphs 6.2.3 to 6.2.5, the proposal is otherwise considered to be Policy GD1 compliant.

6.4 Policy MU3

6.4.1 Policy MU3⁷ Land off Shaw Lane Carlton allocates land for housing and green space. The allocation, extending to approximately 117.2ha in area includes the site. The housing delivery figure promoted within MU3 (1,683 dwellings) is included within the cumulative housing delivery targets for Urban Barnsley.

6.4.2 According to Policy MU3:

The development will be subject to the production of a phased Masterplan Framework covering the entire site to ensure that development is brought forward in a comprehensive manner.

⁷ The extent of which is identified within MU3 and within the Carlton Masterplan Framework

- 6.4.3 The Masterplan Framework was published in November 2021, together with a Delivery Strategy appended.
- 6.4.4 The objectives of MU3 are amplified within the document entitled the Carlton Masterplan Framework adopted November 2021 (the “CMF”), which in turn is reliant upon the Delivery Strategy (Appendix 2 of the CMF). In addition to the MU3 allocation the CMF addresses itself to the matter of MU2 (another mixed use allocation located to the west and northwest of MU3). The CMF downgrades the housing figures promoted within MU3, suggesting that only 1500 dwellings are capable of being delivered across MU2 and MU3 together. This revision to the numbers was not adopted as part of the review of the DP.
- 6.4.5 Neither the CMF nor the Delivery Strategy are Supplementary Planning Documents; and the Delivery Strategy has not been subject to public consultation.
- 6.4.6 Within the extent of the MU3 allocation, the presence of the wider site as an operational employment site is not acknowledged, except by mistaken reference to it as a *landfill*.
- 6.4.7 With the exception of an existing housing development (including 3 pairs of semi-detached properties located with access off Shaw Lane (the presence of which is acknowledged within the CMF)), the remainder of the allocation is free of operational development⁸. The allocation comprises, in large part, reclaimed land.
- 6.4.8 In so far as it describes the area of the allocation within which the site is located, the CMF refers to it *contaminated/unsettled land [which] will require remediation to enable residential development to take place*⁹ and considers this a constraint to development.
- 6.4.9 No consideration has been given to the need to safeguard the wider site as an employment site in accordance with Policy E4 of the DP (see section 9 of the Statement of Case).
- 6.4.10 As to the delivery of the CMF, the vision is to be enabled through a process of:
- Innovative engagement and partnership methods with community and other key stakeholders [which] will be used to develop innovative exemplary ways of funding, implementing and managing the development and its associated services maximising social enterprise opportunities.*

⁸ Carlton Masterplan Framework (2021), Page 4, Figure 1, refers

⁹ Carlton Masterplan Framework (2021), Page 12, Section 3., Paragraph 3.5 refers

6.4.11 According to the Delivery Strategy, the masterplan will be developer led. The broader infrastructure will be funded via s106 contributions.

6.4.12 It has been established at appeal that the proposal will not prejudice the delivery of the objectives of MU3.

6.5 Policy Poll1

6.5.1 With reference to Poll1, this states:

Development will be expected to demonstrate that it is not likely to result, directly or indirectly in an increase in air, surface water and groundwater, noise, smell, dust, vibration, light or other pollution which would unacceptably affect or cause a nuisance to the natural and built environment or to people.

We will not allow development of new housing or other environmentally sensitive development where existing air pollution, noise, smell, dust, vibration, light or other pollution levels are unacceptable and there is no reasonable prospect that these can be mitigated against.

6.5.2 The text supporting Poll1 states:

Planning cannot control the noise and vibration from existing development. However it can try to make sure that new noise sensitive development such as housing ... is not close to existing sources of noise, including industrial uses and noise created by vehicles and other forms of transport.

6.5.3 It has been established at appeal that the proposal is not contrary to Policy Poll1.

6.6 Policy WCS1

6.6.1 According to Policy WCS1 *provision will be made to maintain, improve and expand the network of waste management facilities throughout Barnsley ... to achieve sustainable waste management across all waste streams.*

6.6.2 WCS1 identifies *no capacity gaps for construction, demolition and excavation waste*. However, nor does the Waste Plan anticipate the loss of any such facilities. In terms of guiding *waste proposals*, and in so far as it is relevant to the proposal, WCS1:

- promotes *innovative waste technologies ...where these support the vision and aims of the Joint Waste Plan*
- supports the local management of waste; and
- directs waste proposals towards *accessible locations with good transport links, particularly in and around urban areas*

6.6.3 Subsection E of WCS1 states that *all development proposals (including non-waste uses such as housing) must:*

- 1) *Promote high quality design and layouts that minimise waste and reduce resources ... especially during the construction process*

6.6.4 At appeal the Inspector gave significant weight to the fact that the proposal provides *innovative waste recycling technology*.

6.6.5 For the reasons set out in paragraphs 6.2.3 to 6.2.5 above, it is considered that the proposal is WCS1 subsection E. 1) compliant.

6.7 Policy WCS4

6.7.1 Policy WCS4 is set out within the Joint Waste Plan for the Borough. As explained in the supporting text, it addresses itself to the provision of *waste management facilities on sites that are not allocated in the Joint Waste Plan but which may come forward in the future*.

6.7.2 According to WCS4, development should prioritise brownfield or underused land. WCS4 supports, in principle, *waste proposals on existing waste ...recycling... sites*. In considering 'waste proposals' per the requirements of WCS4, consideration must be given to the effect of the proposal on the site and surrounding area; and its contribution to waste management in the Borough.

6.7.3 More specifically, WCS4 expects waste management development to:

- *Not significantly adversely affect the character or amenity of the site or the surrounding area*
- *Contribute towards the aims of sustainable waste management*
- *Not undermine the provision of waste development on strategic sites*
- *Prioritise the reuse of vacant or underused brownfield land*
- *Facilitate quicker and better-quality reclamation*

6.7.4 Noting the assessment in paragraphs 6.2.3 to 6.2.5 above, and taking into consideration the Inspector’s findings at appeal, the proposal is considered to be WCS4 compliant.

6.8 Conclusion on Policy as a Material Consideration

6.8.1 For the purposes of s38(6) of the Act, and when determining planning applications, the test is that development must be in accordance with the development plan when read as a whole.

6.8.2 The NPPF states that where development accords with an up-to-date Development Plan (DP), planning permission should be granted without delay unless material considerations indicate otherwise.

6.8.3 The Applicant considers that the proposal accords with the provisions of the DP when read as a whole and, as such, should be granted permission without delay. Furthermore, ‘other material considerations’ also support the grant of planning permission.

6.9 National Planning Policies Relevant to the Application

6.9.1 The NPPF is a material consideration.

6.9.2 As per paragraph 39 of the NPPF, decision taking should be approached in a positive way, and local authorities should apply the presumption in favour of development when assessing and determining development proposals.

- 6.9.3 Paragraph 7 of the NPPF clarifies that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 6.9.4 Paragraph 8 of the NPPF, defines sustainability as having three limbs - social, economic and environmental. Those limbs are mutually dependent such that a decision taker should not focus on one of the requirements of sustainable development at the expense of another. The question is, when considering whether the development is sustainable, it can be so described, taking all three limbs into consideration.
- 6.9.5 Paragraph 85 of the NPPF states that planning decisions *should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.*
- 6.9.6 According to Paragraph 87 c) of the NPPF, planning decisions should make provision for: *the expansion or modernisation of ... industries of local... importance to support economic growth and resilience.*
- 6.9.7 In line with Paragraph 124 of the NPPF, *planning ... decisions should promote an effective use of land in meeting the need for homes and other uses whilst safeguarding and improving the environment and ensuring safe and healthy living conditions.*
- 6.9.8 Paragraph 125 c) of the NPPF expects planning decisions to *give substantial weight to the value of using suitable brownfield land within settlements for ...identified needs, proposals for which should be approved unless substantial harm would be caused.*
- 6.9.9 As per Paragraph 127 of the NPPF, *planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:*
- a) *It should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and*
-

- b) *In the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.*

6.9.10 According to Paragraph 135 of the NPPF, planning decisions *should ensure that developments:*

- a) *Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crim, do not undermine the quality of life or community cohesion and resilience.*

6.9.11 According to Paragraph 222 of the NPPF, it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long term conservation.

6.9.12 Paragraph 223 continues:

- b) *so far as practicable, take account of the contribution that substitute or secondary and recycled materials and minerals waste would make to the supply of materials, before considering extraction of primary materials, whilst aiming to source minerals supplies indigenously*
- e) *safeguard existing, planning and potential sites for: the bulk transport, handling and processing of minerals; the manufacture of concrete and concrete products; and the handling, processing and distribution of substitute, recycled and secondary aggregate material*

6.9.13 Having regard to the Inspector's recent appeal decision, the Applicant considers it important to draw to the Local Authority's attention the suite of benefits which the proposal delivers. These are set out below:

- Significant weight is given to the fact that the development comprises *investment into an existing waste recycling business in an accessible location through the provision of innovative waste recycling technology plant* (Appeal Decision, paragraph 34). The technology enables the Applicant to produce high quality, commercially attractive products, often from previously rejected or underused resources (e.g. overburden and demolition waste)
- *There are no other facilities in Barnsley for processing the inert material that the site does, and few in the wider area. The South Yorkshire Waste Needs Assessment also shows there is a capacity gap, from next year, for inert recycling across south Yorkshire* (Appeal Decision, paragraph 32). The Inspector also noted that *"The recycling of inert waste and its diversion from landfill is consistent with the waste hierarchy and national policy"* (Appeal Decision, paragraph 33).
- Moderate weight is given to the increase in capacity that the development has facilitated (Appeal Decision, paragraph 32).
- A benefit of the development is a better quality of recycled product, which was given modest weight (Appeal Decision, paragraph 32).

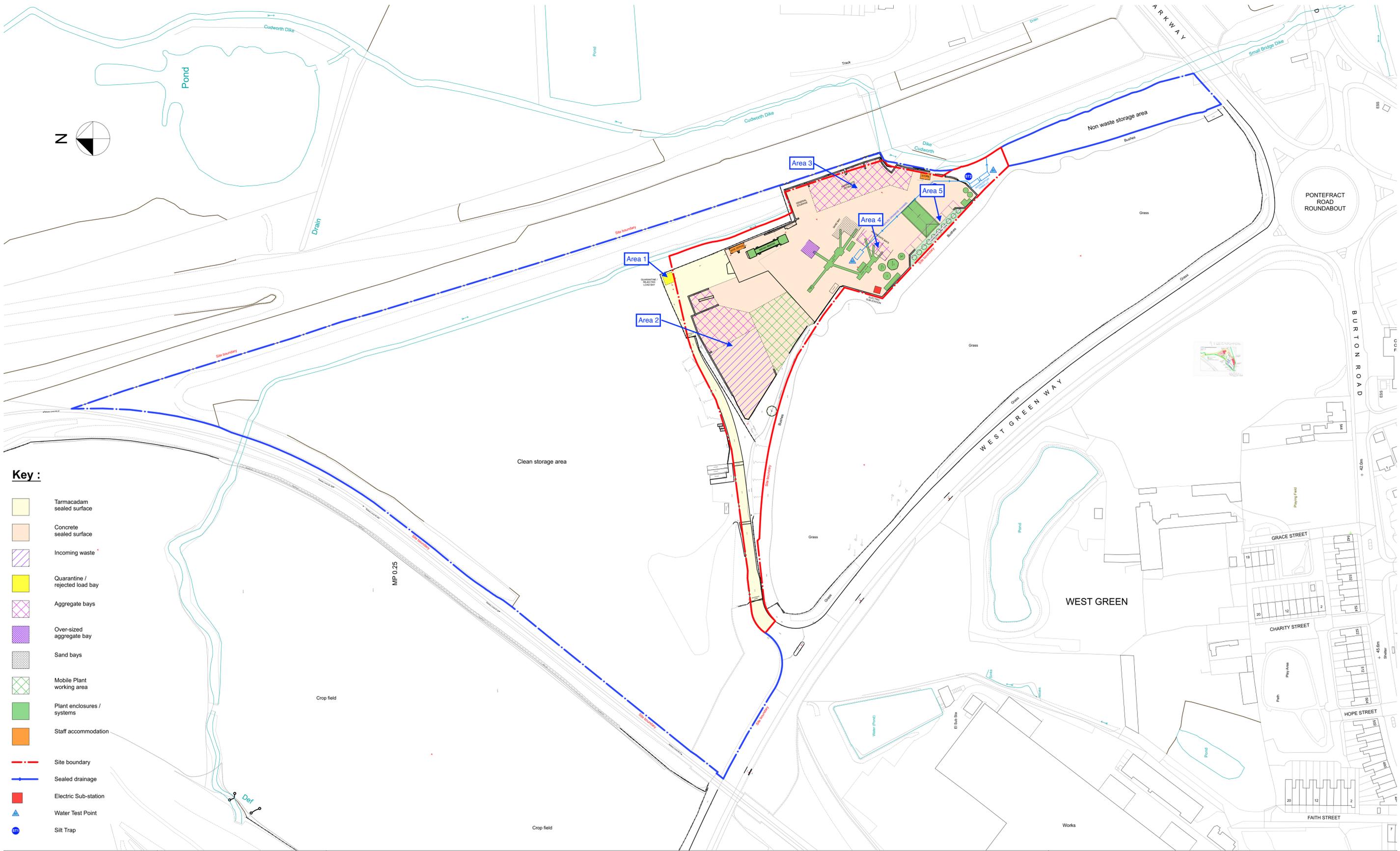
- Making best use of an existing waste recycling facility, in a sustainable location, which is of modest weight in light of the Inspector's appeal decision
- Sustainable recycling of construction waste for re-use that would otherwise be sent to landfill, which is of modest weight in light of the Inspector's appeal decision
- Investment in and making best use of brownfield land to optimise its use, increasing the efficiency of its waste recycling function, bringing operations up to the best technical standards, which is of modest weight in light of the Inspector's appeal decision
- Providing an increased supply of alternative local source of sand, gravel and aggregates for the construction industry local to the site, including the better product produced from the waste recycling facility with the application plant and machinery in place, which is of modest weight in light of the Inspector's appeal decision
- Contributing to the borough's intention of incorporating more sustainable building materials and practices within its construction and development sectors, which is of modest weight in light of the Inspector's appeal decision
- The proposal enables the Applicant to assist various authorities in the region who are committed to the zero waste to landfill philosophy, which carries some weight

6.9.14 Taking into consideration bullet points at paragraph 6.9.13 above and the assessment undertaken more broadly in sections 6.2 to 6.8 of this statement, it is clear the proposal complies the objectives of the NPPF specified in paragraphs 6.9.2 to 6.9.12, also above; these are material considerations that taken together weigh heavily in favour of the grant of planning permission.

7 CONCLUSION

- 7.1.1 The benefits of providing an enhanced waste recycling facility, with investment into an existing waste recycling business in an accessible location through the provision of innovative waste recycling technology plant are noted by the Inspector in the appeal decision to be of significant weight. The proposal on a site with a lawful waste recycling use is recognised as being in line with the policy objectives of the DP. It has been established at appeal that the proposal will not prejudice the objectives of MU3, does not conflict with that policy and will not result in harm to the amenities of existing or future residents whether in terms of noise or other pollution.
- 7.1.2 The appeal was turned away on the ground that the appeal proposal's visual impact, specifically the visual impact of the filter press structure would *harm the appearance of the area*, principally because of its appearance (scale and finish; its location; and the lack of adequate screening in the form of landscaping). The Applicant proposes to amend the scale and appearance of the filter press structure and to relocate it; and they intend to introduce a 5m wide strip of landscaping to sit between the filter press and the relevant section of the site boundary, with that section of the boundary wall inset. Taken together, and as evidenced within the submission prepared by TPM to support the planning application, these amendments will reduce the visual impact and adequately mitigate the residual visual impact of the proposal in relevant views.
- 7.1.3 The Applicant considers that the proposal satisfactorily overcomes the single reason for refusal in the Inspector's appeal decision. The revised proposal submitted accords with the Development Plan when read as a whole and as such is in accordance with s.38(6) of the 2004 Act, and other material considerations also indicate that planning permission for it should be granted.

APPENDIX A



Key :

- Tarmacadam sealed surface
- Concrete sealed surface
- Incoming waste
- Quarantine / rejected load bay
- Aggregate bays
- Over-sized aggregate bay
- Sand bays
- Mobile Plant working area
- Plant enclosures / systems
- Staff accommodation
- Site boundary
- Sealed drainage
- Electric Sub-station
- Water Test Point
- Silt Trap

SLA DESIGN
 Cost Conscious Creativity
 Architecture | Master Planning | Visualisation | Interior Design

SLA Design Technical LLP
 The Link Building
 24A St Andrew's Road
 Sheffield
 South Yorkshire
 S11 9AL

www.SLAdesign.co.uk
 E-mail: enquiries@SLAdesign.co.uk
 Tel: (+44) 0114 2585803 Fax: (+44) 0114 2362918

SLA Design Technical LLP
 Reg No: 0622007 Registered in England and Wales
 Reg. Office: 39-43 Bridge Street, Swinton, Manchester, South Yorkshire S64 6AP

Client:
E J LIDSTER LTD

Revision : Date :
 Rev A - 25/11/25 - Press machinery building layout amended / rotated.
 Rev B - 26/11/25 - Press machinery building layout amended / concrete wall relocated and landscape buffer zone added.
 Rev C - 10/12/25 - Site boundary line amended, concrete wall and landscape buffer zone line amended.

Project Title:
**West Green Recycling
 West Green Way
 BARNSLEY
 S71 5SN**

Drawing Title:
Site Layout Plan

Project No: **25/038**
 Drawing No: **100**
 Revision: **C**

Date: **Oct 2025**
 Drawn by: **PH**
 Scale: **1:1000@A1**

Drawing Status : **REVISION**

SLA DESIGN TECHNICAL LLP
 - All rights reserved by SLA DESIGN TECHNICAL LLP
 - No part of this publication may be reproduced, stored in any retrieval system or transmitted in any form or by any means without the prior permission of SLA DESIGN TECHNICAL LLP
 Do not scale off drawing
 All dimensions to be checked on site

Project No: **25/038**
 Drawing No: **100**
 Revision: **C**

Date: **Oct 2025**
 Drawn by: **PH**
 Scale: **1:1000@A1**

Drawing Status : **REVISION**

SLA DESIGN TECHNICAL LLP
 - All rights reserved by SLA DESIGN TECHNICAL LLP
 - No part of this publication may be reproduced, stored in any retrieval system or transmitted in any form or by any means without the prior permission of SLA DESIGN TECHNICAL LLP
 Do not scale off drawing
 All dimensions to be checked on site









Photo 2 – Area 2



Photo 3 – Area 3



Height of enclosure in Area 3 equates to 1.8m

Interlocking concrete blocks.





Photo 6 – Area 5



Photo 6 – Area 5



In situ cast concrete.

Height of enclosure in
Area 4 equates to
3.3m

Photo 4 – Area 4

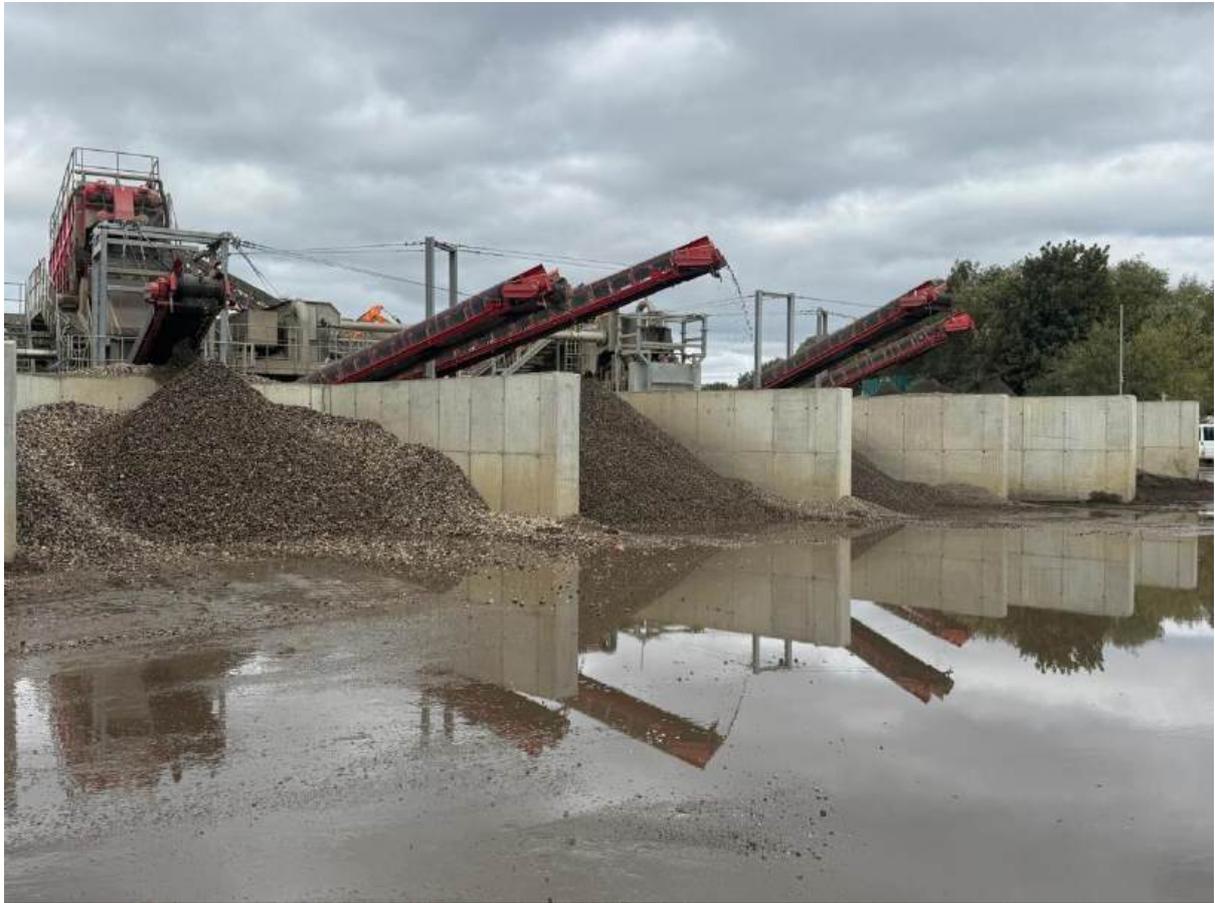


Photo 4 – Area 4



Height of enclosure in Area 4 equates to 2.4m

In situ cast concrete.