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## DESIGN AND ACCESS STATEMENT

EXTENSION TO EXISTING UNIT  
AT  
418 CARLTON ROAD, BARNSELEY, S71 3HX  
FOR GLASS RECYCLING (UK) LTD



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**APPLICANT:**

Michael Durr  
Glass Recycling (UK) Ltd  
418 Carlton Road  
Barnsley  
S71 3HX

**SITE ADDRESS:**

Glass Recycling (UK) Ltd  
418 Carlton Road  
Barnsley  
S71 3HX

**PROPOSAL:**

Extension to existing building

**CONTACT DETAILS:**

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## 1.0 INTRODUCTION

- 1.1 Rees CM Ltd have been instructed by Glass Recycling Ltd to seek full planning consent for the extension of the existing processing building on their site at 418 Carlton Road, Barnsley. The statement is to be read in conjunction with the Architectural drawings.
- 1.2 The proposal is for the extension of the existing industrial building to the north of the site in order to provide covered storage facilities to store and sort waste for recycling. The original building was built to accommodate a storage and processing plant which enabled Glass Recycling (UK) Ltd to recover and recycle more glass from the source material. The extension is to facilitate a new process for plastic recycling.



*View of the existing building from Longfields Road*

## 2.0 SITE DESCRIPTION

- 2.1 The site is part of a large glass recycling facility within an area of industrial uses situated to the north of Barnsley operated by Glass Recycling (UK) Ltd.
- 2.2 Within the immediate vicinity of the site are industrial units with low level residential development to the south of the site on the other side of Laithes Lane.



2.3 The site of the proposed extension is currently open yard area.

### **3.0 THE APPLICANT – Glass Recycling (UK) Ltd**

- 3.1 Glass Recycling (UK) Ltd are the largest independent glass recycling company in the UK with more than 70 employees at this main plant in Barnsley.
- 3.2 The company is forward thinking, continually investing in the development of specialist machinery to enable greater recycling capabilities.

### **4.0 THE PROPOSAL**

- 4.1 The main purpose of the extension to the existing processing plant is to accommodate storage and sorting of waste due to the increased demand for recycling. The extension will provide cover to stored material, containing the dust and noise from the ongoing recycling process.
- 4.2 The existing structure is a single span portal frame to allow maximum flexibility within the units. The building is approximately 25m wide with an eaves of 10.8m.
- 4.3 The proposed extension will be for storage and sorting waste, with the office/ancillary areas being retained at the front of the building.
- 4.4 The extension will match the existing building in appearance, width and height.
- 4.5 There will be no increase in employment numbers.

### **5.0 THE PROPOSED BUILDING EXTENSION**

- 5.1 Overall, the applicant aims to achieve a high standard of design and the following considerations have therefore been taken into account.





## 5.2 Use

- The use applied for in this planning application for the new industrial unit is classified as B2 'General Industrial' and B8 'Storage and Distribution'.

## 5.3 Amount

- The site area is 3718 square metres.
- The proposed extension has a footprint of 47.5m x 25m
- The extension has an internal area of 1132 square metres.

## 5.4 Layout:

- The layout of extension is informed by the existing building and general form of the site and access.
- The siting of the extension occupies an existing yard area which is currently used for open storage of materials for recycling.

## 5.5 Scale:

- The new building is of the same scale as the existing building and is therefore considered to be of an appropriate scale for the site.

## 5.6 Appearance:

- The appearance of the extension matches the existing building with vertical profiled wall and roof cladding with low level masonry/concrete.

## 5.7 Landscape:

- The existing hedgerow to the rear of the site will be retained.
- The extension will extend over an existing concrete yard which will have no impact upon the site's biodiversity.

## 5.8 Access:

- Access and movement into and around the site will be unaffected.
- There will be level access to all personnel doors.
- Car parking is not relevant to the proposal.



#### 5.9 Sustainability:

- The building will comply with the latest building regulations ensuring the highest level of thermal performance with minimal energy demands.

### 6.0 PLANNING POLICY CONSIDERATIONS

#### National Planning Policy

- 6.1 Paragraph 2 of NPPF states that 'applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise'
- 6.2 Paragraph 12 expands upon this statement confirming that the Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up to date Local Plan should be approved.
- 6.3 Paragraph 80 of the NPPF highlights the importance of building a strong and competitive economy. This can be encouraged through planning policy and decisions which help to create conditions in which businesses can invest and expand.
- 6.4 Paragraph 82 of the NPPF states that planning policies and decisions should recognise and address the specific locational requirement of different sectors.
- 6.5 Paragraph 117 of the NPPF promotes the effective use of land and the preference to use previously developed land to meet needs.

#### Local Planning Policy

- 6.6 Within Barnsley Local Plan under their Policy GD1 General Development it states that proposals for development will be approved if:
- There will be no significant adverse effect on the living conditions and residential amenity of existing and future residents
  - 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.
- Any adverse impact on the environment, natural resources, waste and pollution is minimised and mitigated
- Appropriate landscaped boundaries are provided where sites are adjacent to open countryside

6.7 Policy D1 High quality design and place making in Barnsley Local Plan states that development is expect to be of high quality design making the best use of high quality materials.

6.8 Policy SD1 within the Loal Plan, Presumption in favour of Sustainable Development, states that when considering development proposals a positive approach will be taken to reflect the presumption in favour of sustainable development contained in the NPPF.

#### **Barnsley, Doncaster and Rotherham Joint Waste Plan (JWP)**

6.9 WCS 1 states that provision will be made to maintain, improve and expand the network of Waste Management Facilities to achieve sustainable waste management across all waster streams.

6.10 WCS 4 states that the types of location where waste proposals may be acceptable in principle include existing waste sites and designated employment and industrial areas/sites.

## **7.0 PRINCIPLE OF DEVELOPMENT**

7.1 The proposed extension will provide a covered area for sorting and storage of waste alongside the existing processing plant which extracts a high level of glass from the source material.

7.2 The site is within an industrial area which will have no impact on residential amenity and will support economic growth within the area and beyond in line with the National and Local Planning Policy.



- 7.3 The existing hedgerow at the rear of the site provides a landscaping buffer to the countryside to the north.
- 7.4 The proposal will not increase vehicle movements with access and parking/turning areas already in place on site.
- 7.5 The application site is within Flood Zone 1 with a very low risk of flooding.

## **8.0 CONCLUSION**

- 8.1 The development complies with local and national planning policy.
- 8.2 The proposal contributes to the growth of the economy.
- 8.3 The scheme will not negatively impact the neighbouring amenity.
- 8.4 The proposal is to accommodate increased levels of recycling, promoting sustainability and supported by National and Local Planning Policy.