

Naylor Concrete Products Ltd.

NCEO-MWA-XX-XX-RP-A-0001

Planning Statement

Variation of Condition Application

To vary Condition 22 of Approval 2007/0815

Whaley Road

Barugh Green

Barnsley

S75 1HT



Firth Buildings
99-103 Leeds Road
Dewsbury
WF12 7BU

01924 464342

www.martinwalsh.co.uk

Document Control

Document Name: NCEO-MWA-XX-XX-RP-A-0001

Title: PLANNING STATEMENT

Code: MWA-D01-B

Revision	Status	Prepared By	Approved By	Issue Date	Comments
PI	S2	R Lewis		11.5.26	Planning Issue

Contents

1. Introduction.....	1
1.1. The Planning Statement.....	1
1.2. The Applicant.....	1
1.3. Overview	1
2. Site Description	2
2.1. Location	2
3. Planning History.....	4
3.1. Operations	4
3.2. Other Recent Approvals.....	4
4. Proposals	5
4.1. Existing Operations.....	5
4.2. Approved Hours of Operation	5
4.3. Proposed Hours of Operation.....	5
4.4. Nature of Operations at Weekends.....	5
5. Justification.....	6
5.1. Operational Requirements.....	6
5.2. Economic Case.....	6
5.3. Site Suitability.....	6
6. Planning Policy.....	7
6.1. National Planning Policy.....	7
6.2. Local Planning Policy.....	7
7. Conclusion	9

I. Introduction

I.1. The Planning Statement

This Planning Statement has been prepared in support of an application made under Section 73 of the Town and Country Planning Act 1990 to vary a Planning Condition indirectly related to hours of operation at an established industrial site in Barugh Green, Barnsley.

I.2. The Applicant

The application is being submitted by Martin Walsh Architectural on behalf of Naylor Concrete Products Ltd.

I.3. Overview

Naylor Concrete Products Ltd. primarily manufacture concrete products for the construction industry e.g. lintels, retaining wall sections, bollards etc. and have operated lawfully from the application site in Barugh Green for c.11 years.

2. Site Description

2.1. Location

The site is at the southern end of Barugh Green Industrial Estate to the north-west of Barnsley.



The north-eastern site boundary is formed by the main Huddersfield-to-Sheffield railway line, beyond which is a residential estate, the nearest point of which lies approximately 0.8 miles away over fields.

Immediately to the north-west of site are further industrial units forming a large proportion of Barugh Green Industrial Estate.

To the south-west lies Whaley Road, with further industrial units making up Barugh Green Industrial Estate located on the opposite side of the road.

Immediately to the south-east of site are small industrial units in a small estate known as Zenith Park. Beyond the estate, separated by a fairly dense tree line, is a residential estate running from the Barugh Green area eastwards towards Redbrook.

3. Planning History

3.1. Operations

The site operates under an extant Planning Permission, reference 2007/0815 entitled 'Erection of new offices and workshop for manufacture of concrete products'.

While there does not appear to be an explicit restriction on operational hours, Condition 22 of this approval imposes restrictions on noise levels emanating from the site, stating:

There shall be no noise from the development site, including deliveries to and despatches from the site, audible at the site boundary between the hours of 6pm and 8am every day; and additionally, between the hours of 1pm and 6pm on Saturdays and at any time on Sundays, Bank Holidays and Public Holidays.

The application seeks to vary this condition to allow for a consistent approach to operations over a seven-day period throughout the year.

3.2. Other Recent Approvals

2022/0219

Erection of two-storey office building and associated works including car park, landscaping and new access.

2024/0620

Demolition of existing 'Nissen hut' type structures and erection of new industrial unit for manufacture of concrete products, and associated works including extension of associated concrete yard and formation of new pathways.

2025/0577

Erection of two storey office building (Use Class E(g)) with formation of car park, footpath and associated landscaping.

4. Proposals

4.1. Existing Operations

The site is an established industrial facility, making concrete products primarily for the construction industry.

Existing operations include the operation of plant, external storage of finished product, staff parking and vehicle movements associated with staff arrivals and product delivery.

4.2. Approved Hours of Operation

The current permission doesn't explicitly restrict operating hours; however, it does restrict noise levels as assessed at the site boundary, along with deliveries making noise.

4.3. Proposed Hours of Operation

The application proposes the site operates throughout the weekend under the same conditions as permitted on weekdays.

4.4. Nature of Operations at Weekends

Weekend operations are expected to be broadly similar to weekday operations.

- Operational processes would remain unchanged.
- Staff are required to operate the production facility, but it is not expected that office staff would attend site at weekends. If office staff are required on site, it would be a skeleton staff for administrative purposes relating solely to that day's production.
- There would be no increase in the intensity of activity. The additional hours are simply required so the plant can operate in the same way it does on weekdays, to ensure increasing customer demand can be met.
- It is not necessarily anticipated there would be any shipments in or out of the premises at weekends, but Naylor would prefer to have that option available in periods of increased demand. In general, private cars are expected to be the only vehicles entering and leaving site. The only other vehicle movements expected would be fork-lift trucks intermittently taking finished product from inside the manufacturing plant to be stored out on the yard.

5. Justification

5.1. Operational Requirements

The proposed variation to operational hours is required to satisfy increasing customer demand. The effective restriction on the ability of Naylor to operate at weekends is limiting the company's ability to meet production requirements.

5.2. Economic Case

Removing the restrictions imposed in Condition 22 of the extant 2007 approval would support Naylor's ability to continue operating from this site in Barnsley.

The wider company has grown over recent years and is expecting that trend to continue over the near-term and beyond. This particular site is focused on the design and manufacture of concrete products and has expanded their workforce in this location over the last 5 years, increasing overall staffing levels by around 50% over this period. The opportunity to increase employment opportunities and offer sustainable employment within an established business should be welcomed.

5.3. Site Suitability

Barugh Green Industrial Estate is a well-established site to the north-west of Barnsley centre, with industrial activity having occurred in this location for decades.

The suitability of the site for the activities carried out by Naylor is not in question. This application solely relates to hours of operation.

6. Planning Policy

6.1. National Planning Policy

The National Planning Policy Framework (NPPF) states “plans and decisions should apply a presumption in favour of sustainable development.” (Paragraph 11).

The NPPF also states “decisions should help create the conditions in which businesses can invest, expand and adapt” and that “significant weight should be placed on the need to support economic growth and productivity.” (Paragraph 85). It is considered that allowing Naylor to operate between the hours of 8am and 6pm throughout the full week would help to create the conditions in which Naylor can continue to invest, expand and create jobs on this site.

6.2. Local Planning Policy

Barnsley’s Adopted Local Plan seeks to support employment uses within designated areas. While the area is not specifically designated as anything other than ‘Urban Fabric’ the employment use here is long-established.

The plan also seeks to protect residential amenity from unacceptable impacts such as noise and disturbance.

This is summarised in Policy GD1 (general development), which states:

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;*

In accordance with this policy, the client has commissioned an acoustic assessment to ensure local residents do not suffer any adverse impact from the proposed changes. This assessment accompanies the planning application.

Notable points from this assessment are as follows:

An assessment of the operational noise impact of the site has been undertaken in accordance with BS 4142. The assessment found that the rating levels of noise associated with the site did not exceed the typical background sound level during the proposed weekend operating hours. This indicates that the noise emissions from the proposed operation of the site will have a low impact and is likely to correlate with a NOAEL (No Observed Adverse Effect Level), in accordance with NPSE.

As such, the proposals to extend weekend operating hours to include 1300-1800 hours are not expected to change the acoustic character of the area.

The attending survey engineer noted that noise from the site was not subjectively audible at the receptors during typical weekday operations. Given that background noise levels were comparable between weekdays and weekends, noise from the site is likely to be largely inaudible during proposed weekend operating hours.

7. Conclusion

The proposed extension of operating hours complies with both National and Local Planning Policy, supporting the ongoing operations of a sustainable business on a long-established industrial site, increasing their potential to serve customers more efficiently and to offer further employment opportunities to those in the local area.

The supporting Acoustic Assessment has shown the change will not result in unacceptable impacts on residential amenity.

As such, we can see no reason as to why the application should not be approved.