PROPOSED OFFICESatDTS ENVIRONMENTAL LtdRECYCLING CENTRESHAW LANECARLTONBARNSLEYDESIGN AND ACCESS STATEMENTPrepared byWHITE AGUS PARTNERSHIP

BACKGROUND

This Statement has been prepared in support of a Full Town and Country Planning application for an office block to replace the existing single storey `portable' buildings. The works also include the remodelling of the site entrance to improve the appearance of the site as well as aiding vehicular movements and operational needs. The proposal is for the removal of the existing offices to be replaced by purpose built, three storey block, providing improved facilities to meet the immediate and future needs. The history of DTS Environmental stretches back to the 1960s and the foundation of the company in its original form, D. Thackray & Sons, by Denis Thackray. In the very beginning, the business operated as a haulage contractor and coal merchant, but was built up by Denis to the point where it was able to branch out into complementary industries, such as plant hire, demolitions and excavations. This development was given added impetus by Denis' son, Paul Thackray, who has since led the company into the field of waste management, which today represents DTS Environmental's core business. The separate businesses started by both Denis and Paul were formally incorporated into one limited company in 2007, becoming DTS Environmental Limited. Recent years have seen DTS Environmental invest significant amounts in modernising and expanding the company, attaining the size and scope required to offer the most comprehensive, competitive and effective service to our valued customers, while successfully minimising our environmental impact. We remain, however, a family business, with the ability to offer personal and dedicated service to each customer, without the added bureaucratic inflexibility that comes from dealing with much larger companies. An extract from the company web site is included below:DTS Environmental is the leading waste management company in Barnsley, South Yorkshire, offering plant hire, demolition, skip hire and excavations services. We specialise in offering a professional and friendly service to householders, businesses and public organisations within the region and beyond. We take great pride in offering a professional service to every customer and monitor our performance through our Quality Management System (QMS), certified to the prestigious standard of ISO 9001:2000 since 2008. The development of the QMS assures that we actively seek and record feedback from customers, suppliers and other stakeholders, using such information to promote continuous improvement throughout the company. If you have a question, complaint or problem, feel free to contact our Quality Manager via the online contact form on this website. Whilst striving for efficiency and professionalism at all times, however, we remain a family business with our roots firmly in the local community. We recognise our local impact and firmly believe that we positively contribute to the environmental and economic well-being of the area. Our employees are encouraged to be approachable and helpful at all times and we aim to deal with

local businesses as much as possible. We estimate, in fact, that DTS Environmental spends almost £1 million on local suppliers per year, representing a significant input into the local economy while providing direct employment for over 60 people. Environmental considerations influence all of the company's operations, reflected by the implementation of our Environmental Management System (EMS) in 2008, certified to the international standard of ISO 14001. The EMS applies to all sectors of the company and commits us to making annual reductions in our environmental impact, ensuring minimal waste and maximum efficiency. Environmental management has become increasingly important in recent years, due to the realisation of the human impact on the wider environment. As part of our EMS, we monitor our carbon emissions and take steps to reduce them as much as possible, making every effort to avoid further aggravating a growing problem. THE SITE. The site lies within an area with a long established use for recycling purposes including scrap yards and vehicle dismantling. The site is located on an area of land between a disused railway and Carlton Marsh and is 750m from the residential village of Carlton. The site is reasonable flat and is used for the treatment and transfer of waste materials. Currently the construction of a large industrial unit is nearing completion to house plant and equipment for the treatment of imported waste material. Materials are held in the yard areas. Access to the site, associated weighbridge, car parking and offices are situated in the north western part of the site. The present office facilities are within a single storey block comprising a series of attached portable buildings. Public sewer records show a 1500mm diameter surface water sewer crossing the site (see drawings). A 5m clearance to each side of the centre line of the pipe is required by Yorkshire Water.

PLANNING POLICY & DESIGN CONSIDERATIONS

The principal of the development is considered acceptable in the context of the surroundings and current uses in the area. The proposed Offices meet the Local Planning Authority requirements in regard to the following policiesED2- Use on Employment SitesBE6 Design StandardsGS9 Visual AmenityGS18 Nature ConservationWD2 Waste RecyclingWD3 EnvironmentBA12/4 Carlton Marsh. The building is proposed to be multi storey to maintain as much site areas as possible for operational purposes and vehicle movements. Therefore, when considering the revised proposal the relevant policies are BE6 & GS9.The design of the building with facing Brickwork (reclaimed) under a slate roof is appropriate in this location in context of the site use and existing buildings on the site. Approval has been granted for the large industrial building currently under construction with a 9m eaves height and the proposed building will be of similar height (see drawings for details)The proposed offices will replace the existing, ageing modular buildings that are no longer suitable in terms of appearance and accommodation. The positioning of the building on the site frontage will promote the company profile, improve the visual appearance of the site and provide a substantial screen to the operational areas of the yard beyond. The position of the

building has also been determined with reference to Yorkshire Water requirements for a 5m `no build zone' on either side of the existing surface water sewer that crosses the site. Improvements to the site entrance are essential if the site operations and vehicular movements to and from the site are to be streamlined.

Access

The position of the main site access will remain in its present location but with an increased width to allow two way vehicular movements into and out of the site. The existing access and gateway located within the area of the proposed offices will be removed and the access closed. New gates will be provided to the access and these will remain in the open position during normal working hours.

CONCLUSIONS

These proposals are considered acceptable as an extension and improvement to an existing employment use that would not cause significant detriment to the locality. On the contrary, the construction of the offices in the position shown will enhance the appearance of the site and screen the operational areas from the main road. The access improvements and on-site parking facilities will be beneficial to the site operators and reduce congestion on the adjacent access roads.