
2018/0492

Applicant: Ardagh Glass Ltd

Description: Demolition of 7no dilapidated buildings and erection of a steel portal framed warehouse building for the storage of pallets and glass products, canopy and associated service area

Site Address: Ardagh Glass Ltd., Burton Road, Monk Bretton, Barnsley, S71 2QG

2 letters of objection have been received

Site Location and Description

Ardagh Glass is an existing glass manufacturing company located within Monk Bretton and occupies a site of approximately 30 hectares which is bounded by Fish Dam Lane to the west, Burton Road to the east and West Green/Cudworth Bypass to the north. An area of greenspace and mature woodland is located to the north west of the site.

The site is heavily populated by numerous production and warehousing units which are of a similar design.

Proposed Development

The applicant seeks permission for the demolition of 7 no. dilapidated buildings and the erection of 1no warehouse unit associated with the onsite glass production. The existing buildings have already been cleared from site.

The new building is proposed with a multiple pitched roof with central valleys, it would measure 156m by 121m with a height of 8.2m to the eaves and 11.4m to the ridge and consist of Plastisol coated galvanised steel sheeting in Solvent Blue with a Plastisol coated galvanised steel sheeting roof coloured Goosewing Grey.

The unit is to be located adjacent to the western boundary with Far Field Lane, and in between the company's Brand Enhancement Centre building and the main production unit.

Policy Context

Unitary Development Plan (UDP) allocation – Employment Policy Area
Local Plan allocation – Urban Fabric

Planning decision should be made in accordance with the development plan unless material considerations indicate otherwise and the NPPF does not change the statutory status of the development plan as the starting point for decision making. The development plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

NPPF

The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved unless material considerations indicate otherwise. Where the development plan is absent, silent or relevant policies are out-of-date, permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or where specific policies in the Framework indicate development should be restricted or unless material considerations indicate otherwise.

CSP19 – Protecting Existing Employment Land – states that existing employment land, or land last used for employment purposes will be retained in order to safeguard existing or potential jobs.

CSP25 – New Development and Sustainable Travel – new development will be expected to be located and designed to provide and support sustainable travel methods

CSP26 – New Development and Highway Improvement – new development will be expected to be designed and built to provide safe, secure and convenient access for all road users.

CSP29 – Design – sets out the overarching design principles for the borough to ensure that development is appropriate to its context and states that high quality development will be expected.

CSP 40 – Pollution Control and Protection – states that development will be expected to demonstrate that it is not likely to result in an increase in air, surface water and groundwater, noise smell, dust or other pollution which would unacceptably affect or cause a nuisance to the surrounding environment.

Barnsley Unitary Development Plan adopted 2000 (UDP) (Saved policies):

ED7 – development will normally be permitted for business, industry and storage and distribution on sites defined as Employment Policy Areas. Other employment generating uses may also be permitted if they are compatible with adjoining uses.

ED10 – Growth of Existing Firms – will normally be permitted subject to satisfactory standards of design, the amenity of neighbouring uses, and adequate car parking, loading and vehicle manoeuvring facilities.

Supplementary Planning Documents

SPD 'Parking'

Local Plan

The emerging Local Plan has now reached a very advanced stage with a consultation on main modification to the plan commencing in July 2018. The consultation follows confirmation from the Local Plan inspector that the plan is capable of being found sound. This by no means represents the Inspectors overall judgement, which will not be known until the final report is issued and the examination closes. However, it does mean increasing weight can be given to the policies contained within the document although, in accordance with paragraph 48 of the NPPF, the extent of this will depend on:

- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given) and;
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

By virtue of the fact the policies have been tested at examination, they have been scrutinised in relation to their degree of consistency with the NPPF and it is therefore highly likely that they are sufficiently compliant. However, it will not be possible to conclude whether many of the objections have been resolved until the inspector has considered the responses to the consultation on modifications and the final report is published. The extent to which weight can be attributed to the Local Plan policies will therefore vary on a case by case basis taking into account the relevant policies and the significance of any unresolved objections.

Policies of relevance in the emerging Local Plan would be:

Policy GD1 General Development
 Policy D1 High Quality Design and Place Making
 Policy E5 Uses on Employment Land
 Policy E6 Protecting Existing Employment Land
 Policy Poll1 Pollution Control and Protection

Consultations

Biodiversity Officer – Comments have been made in relation to historical nesting and rearing of young peregrine falcons on a tower within the site.

Pollution Control – No objections

Highways DC – No objections

Tree Officer – No objections

Yorkshire Water – No objections

Environment Agency – No objections

Waste Management – No objections

Contaminated Land Officer – No objections

Drainage – No objections; drainage to be checked by Building Control

SYMAS – No objections; site is not located within a Coal Mining Referral Area

Enterprising Barnsley – Support the proposal.

Public Rights of Way – No comments received

Superfast Broadband – No comments received

Ward Councillors – No comments received

Representations

The application has been publicised as being of local interest by way of 4no. site notices posted around the boundary of the site and 300 neighbour notification letters were sent to surrounding properties; 2 letters of objection have been received; one in relation to noise from the existing production activity and one in relation to works commencing on site prior to a decision being issued.

Assessment

Principle of Development

It is considered that the erection of a new warehouse building within an existing and well established employment area is consistent with policies CSP19 and ED7 and is therefore acceptable in principle. The NPPF makes it clear that planning should support sustainable economic growth and meet the development needs of business where it can.

Design

The building is to be a steel frame construction with Plastisol coated galvanised steel sheeting with Solvent Blue walls and a Plastisol coated galvanised steel sheeting coloured Goosewing Grey roof.

The proposed building is of a scale and design which is not uncommon in an industrial setting; the site accommodates a range of buildings which are of a similar scale and design and as such is considered to be appropriate to its context.

The site is set lower than the surrounding highway and is surrounded by extensive vegetation and woodland which provides significant screening of the site when viewed from outlying areas. It is therefore considered that the erection of the unit would not have a detrimental impact on the character of the area and would not appear overly prominent with the locality given the scale and type of existing industrial buildings already within Ardagh Glass's site.

Residential Amenity

The nearest residential properties are located approximately 75m from the south western corner of the proposed building and would therefore not suffer a significant loss of outlook or result in an increase in overshadowing to a detrimental level.

A representation has been received in relation to noise; however this property is located on Burton Road and is situated approximately 250m from the proposed warehouse unit. It is acknowledged that there may be an issue existing noise disturbance from the site; nonetheless the use is an existing established use which is not under consideration as part of this application.

A noise assessment has been produced which has measured the existing noise levels from the plant and a background level taken at some distance from the plant, and has concluded that there is currently a potential adverse impact of noise from the current operations on existing residential properties. However, the existing noise is not in question from the existing established industrial process but from the potential impact from the proposed warehouse. This has not been addressed in the report; however it does state that *"it is unlikely that the implementation of the new warehouse unit, once fully constructed, will increase the likelihood of adverse impacts as it is reported that noise sources will be contained within the unit and no impulse or tonal noises will be generated"*.

In view of the above the scheme has been fully assessed by the Council's Regulatory Services Section who have stated the following:

"The new proposed warehouse replaces 7 individual existing warehouses. Vehicle movements in the open yard in front of these warehouses are currently a source of noise affecting nearby properties. The new proposal replaces this open yard with a covered structure such that vehicle/forklift movements will be contained within the building which will reduce noise levels from those currently existing. Vehicle movements for the new proposal will be at the rear of the building away from existing properties and shielded by the building itself. There are no openings (other than fire doors) on the façade nearest the properties with the new design. The building itself may also help to shield properties from other noise sources on the site."

Given the above assessment it is considered that the noise from the proposed unit would not pose a significant impact on the nearest residential properties and as such is considered acceptable

Highway Safety

The proposed warehouse would be accessed via an existing access onto Far Field Lane linking the site to the West Green/Cudworth bypass which would reduce the number of vehicles utilising the existing access onto Burton Road.

The proposed building does not result in the loss of off street parking or an additional provision; Highways DC have not raised any objections to the proposed unit and as such it is therefore considered to comply with policies CSP25, CSP26 and ED10.

Biodiversity/Trees/Landscaping

The proposed unit is to be located within an existing industrial site and was occupied by 7no industrial buildings until recently. The biodiversity officer has raised comments in relation to peregrine falcons successfully nesting and rearing young in 2017 on a tower within the Ardagh Glass Site. The site is also partly within the Dearne Valley Green Heart 'Nature Improvement Area' – a nature conservation designation aimed at improving biodiversity. It is therefore appropriate to ensure that the construction works do not impact on the nesting areas and that biodiversity enhancement can be achieved. This can be secured through an appropriate condition.

Recommendation

Grant planning permission subject to conditions:

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.
Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2 The development hereby approved shall be carried out strictly in accordance with the amended plans and specifications as approved unless required by any other conditions in this permission.

Plan reference:

Site NW + Car Parking G 01 135 00 T

AGB Warehouse Proposal NW P2-1 Rev B

AGB Warehouse Elevations NW P2-1-EL Rev B

AGB Warehouse Pallet Layout NW P2-1-PL Rev B

AGB Warehouse Roof Lights NW P2-1-RFL Rev B

AGB Warehouse Drainage NW P2-1-DR Rev C

Siphonic Roof Drainage Plan 18134 Drawing Number 01

Topographical Survey NW P2-1-ATS Rev A

AGB Warehouse Traffic Flow NW P2-1-TF Rev C

Planning Statement

Flood Risk Assessment & Flood Map

Environmental Sound Level Survey FT0N64710 Dated June 2018

**Reason: In the interests of the visual amenities of the locality
accordance with Core Strategy Policy CSP 29, Design.**

- 3 Construction or remediation work comprising the use of plant, machinery or equipment, or deliveries of materials shall only take place between the hours of 0800 to 1800 Monday to Friday and 0900 to 1400 on Saturdays and at no time on Sundays or Bank Holidays.

**Reason: In the interests of the amenities of local residents and in
accordance with Core Strategy Policy CSP 40, Pollution Control and
Protection.**

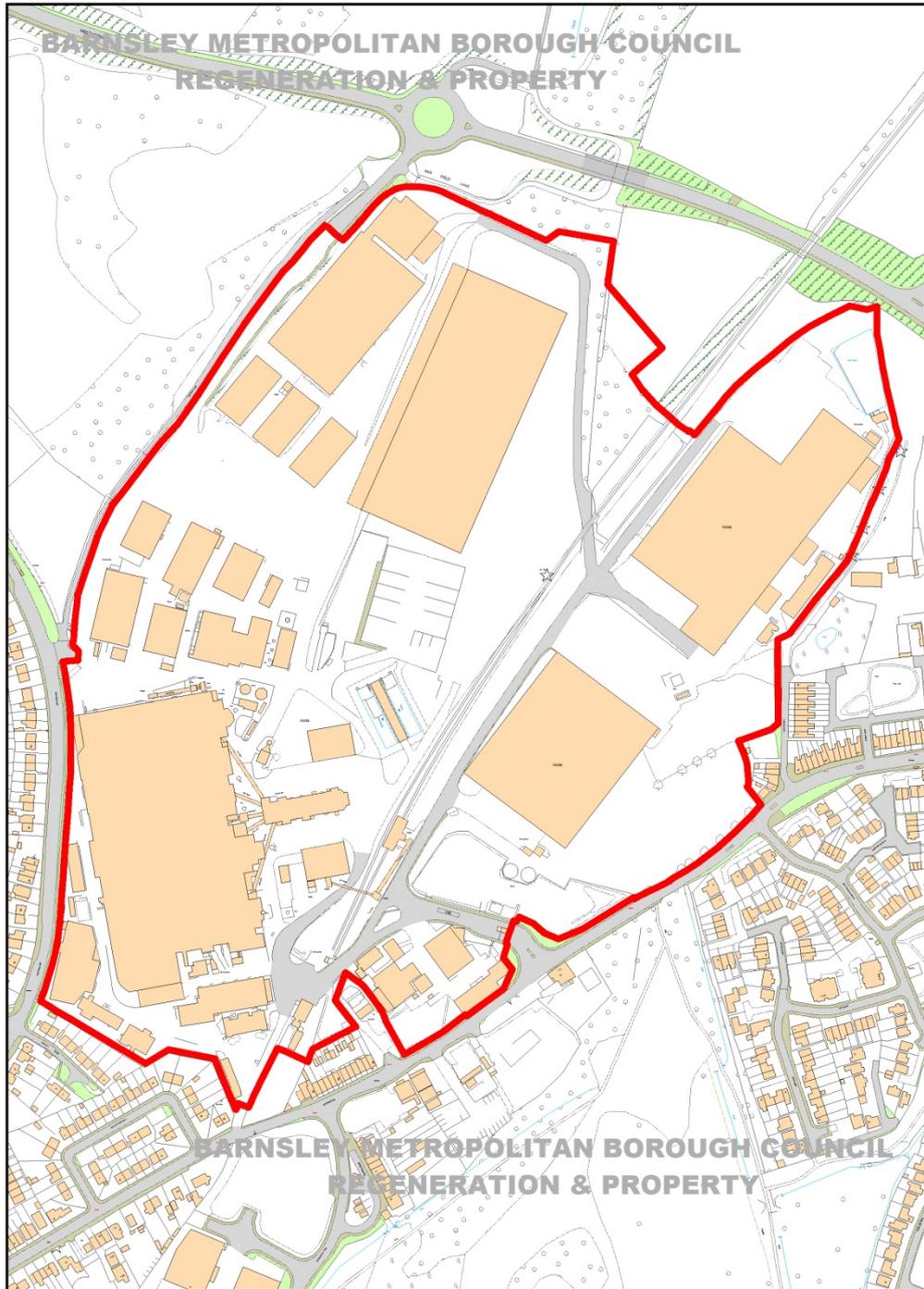
- 4 Within 3 months of the commencement of development full details of the measures of biodiversity enhancement across the site including details of provision for the protection and enhancement of the existing Peregrine Falcon nesting platform, and a timetable for their implementation, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

**Reason: To conserve and enhance biodiversity in accordance with Core
Strategy Policy CSP 36.**

PA Reference:-

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