



DT ARCHITECTS

MARS CARE & TREATS

PROPOSED SILO INSTALLATION

DESIGN & ACCESS STATEMENT

OAKWELL ROAD, BIRSTALL
2876-DTA-XX-XX-DA-A-0050-P01-S5

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INTRODUCTION

This Design & Access Statement relates to the proposed installation of three additional storage silos at MARS Care & Treats in Birstall.

The proposal seeks Full Planning Permission for the construction of three additional storage Silos to sit alongside the existing Silo's already located on the site. The existing Silos which store key ingredients for the factory are of historic construction and pass their designed service life. To reduce ongoing maintenance cost and maintain productivity, three new modern silos are required to support the factory operations.

This application follows an in-depth feasibility study analysing the most suitable and efficient system to support the factory's long term plans. The site context and constraints have all been considered to develop a scheme that minimises any potential impacts on the factory site and externally.

The following pages seek to offer an understanding of the site and the proposal and demonstrate how this modest proposal can be supported.



Img 1 - Aerial View of the Proposed Development Site

SITE LOCATION



Img 2 - Google Earth View of the Proposed Development Site

MARS Care & Treats is located within the market town of Birstall in West Yorkshire. Approximately 8 miles south west of Leeds, the site sits directly south of the M62 motorway and forms a large part of the Birstall industrial area.

The MARS site itself currently consists of a large principal building centrally located that accommodates a variety of research, development and manufacturing spaces that focus on the production of pet care products and treats. A number of development projects have taken place on the site over the last 10-15 years which have enabled the company to continue expanding its facilities and employ more local people.

As well as a number of smaller ancillary buildings and HGV loading docks, the site also includes a number of large landscaped areas. These have been designed and created as part of previous projects to ensure the site retains a strong balance of external green spaces that allow the buildings to sit comfortably within the landscape.

Access to the site is generally via the primary security office on Oakwell Way however it also benefits from an additional access route on Holden Ing Way. Internally, the site offers substantial vehicular parking as well as designated HGV routes to ensure safe movements and viability.

Total Site area is approximately 33.9 Acres (13.7ha)

BRIEF AND REQUIREMENTS

STATEMENT OF REQUIREMENT - MARS PETCARE & TREATS

'Currently, at the Mars Birstall site, we produce Pedigree® Markies™. The recipe for Markies™ includes wheat flour, poultry meal, and ground wheat, among other ingredients. These three ingredients are stored in bulk silos on site, which were installed and commissioned in 1987 when the site was first built. Made of carbon steel, these silos are now well past their useful service life and show significant corrosion, presenting safety, food safety, and long-term business continuity risks.'

Due to structural integrity concerns, access to the top of the silos for annual cleaning and routine maintenance is only possible via purpose-built scaffolding. For all the reasons mentioned above, it is essential that the business invests in a long-term, sustainable solution to ensure supply continuity and eliminate both safety and food safety risks associated with the current silos.

Following strong cross-functional collaboration, the agreed proposal is to invest in the site to install and commission three new, purpose-built, self-standing aluminium silos next to the existing silo facility.

The new silos are designed to be more efficient, reliable, and fit for the future, incorporating modern materials and technology that support improved performance, ease of maintenance, and long-term operational resilience.

The selected location allows all construction work to be completed offline, enabling rigorous testing and validation before transitioning from the old to the new system. This approach minimizes potential supply risks, ensures a seamless changeover, and—importantly—will not impact current ways of working on site, allowing operations to continue without disruption.'



USE

ACCESS

Access to the Silos will be directly off the main service yard as per the current configuration. Delivery, access and maintenance will all remain unchanged with ample space for vehicles to manoeuvre safely.

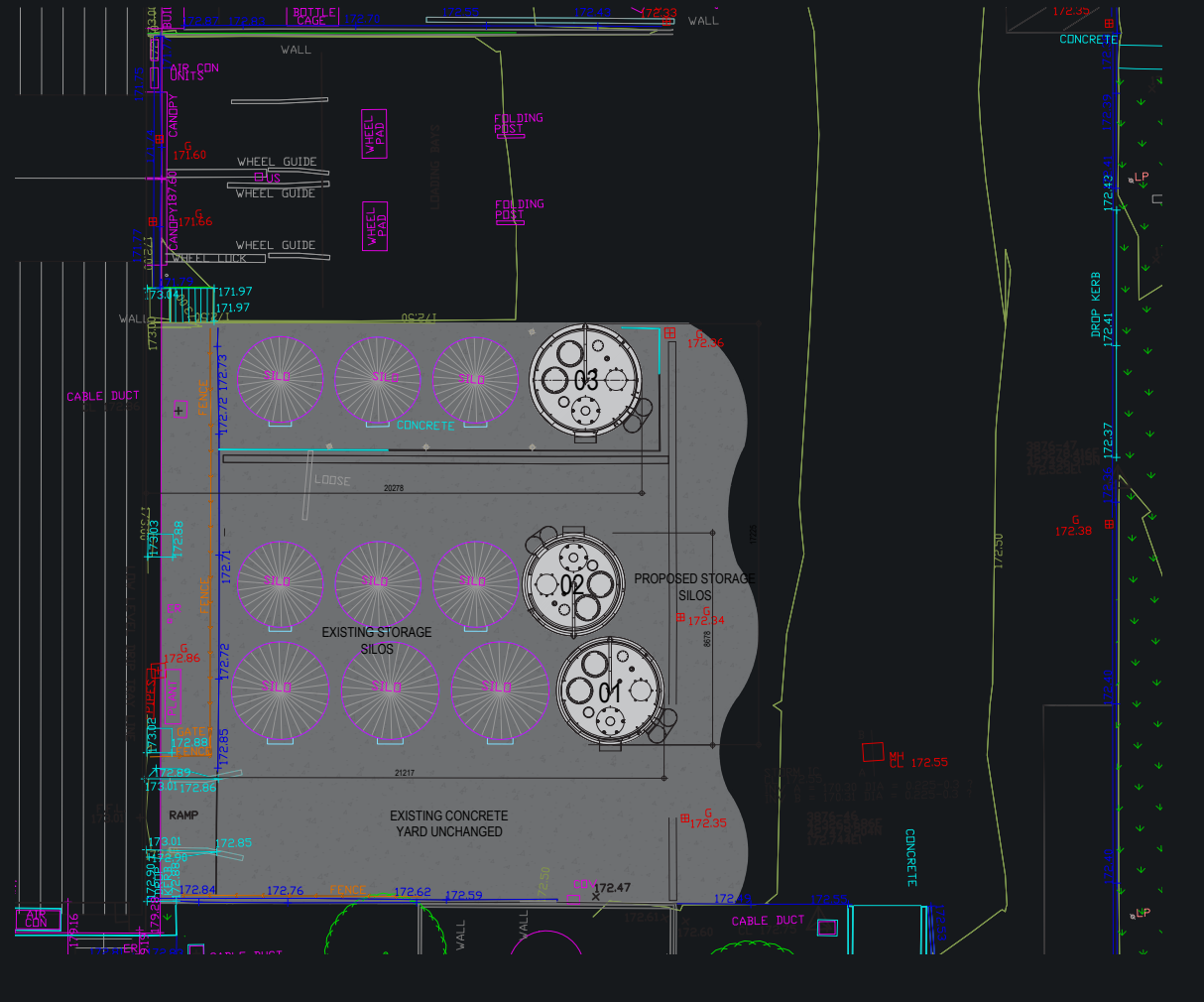


Fig 1 - Site Plan as Proposed

DESIGN PROPOSAL

SCALE

The proposed Silos are design to match the existing Silos and will range from 17-19m in height. Each Silo will also include an access platform and supply pipework which stands a further 2.3m above the roof.

APPEARANCE & MATERIALS

The proposed Silos are to be approximately 4m in diameter and constructed from Aluminium. Unlike the existing Carbon-Steel Silos, the proposed Silos will provide a robust and long terms solution.



Img 3 - Indicative image of similar plant to the proposed installation

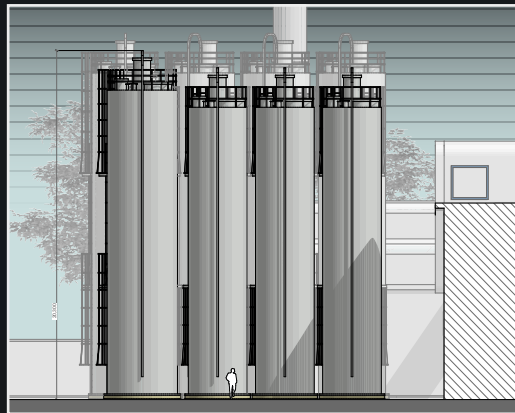


Fig 2 - North Elevation as Proposed

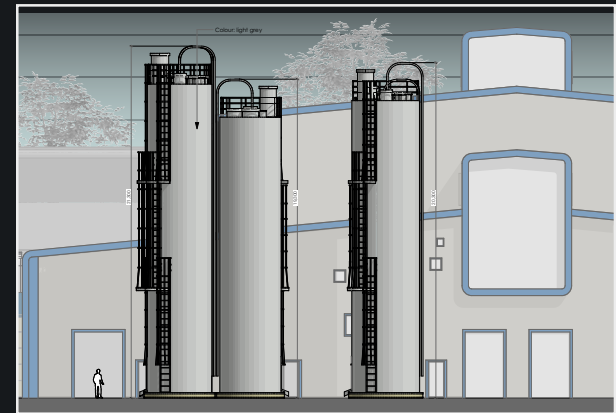


Fig 3 - East Elevation as Proposed

CONSULTANT REPORTS

VENTILATION AND EXTRACTION STATEMENT

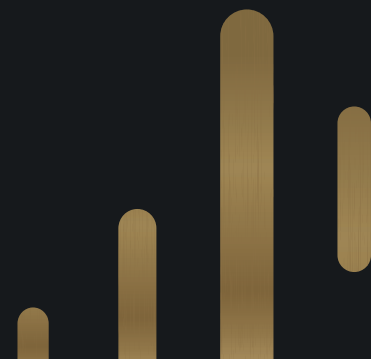
This proposal is for a raw ingredient storage only and involved no mechanical processes. Therefore, a ventilation and extraction statement is not required.

EXTERNAL LIGHTING STATEMENT

The proposed Silos are to be located close the existing Silos on site which already benefit for sufficient lighting and security. As a result, it is not proposed that any further external lighting is to be installed on site.

ENVIRONMENTAL ASSESSMENT

The proposed Silos are designed to be sealed un-vented units and as such pose no environmental risk o the site or wider context.



SUMMARY

CONCLUSION

This application seeks permission for the construction and installation of three new aluminium Storage Silos.

The proposal seeks to provide further storage capacity on site for ingredients as well as offering an upgrade of the existing Silos which are getting towards the end of their usable lifespan.

The proposed Silos are to be located adjacent to the existing Silos to ensure they sit comfortably on the site. Moreover, they are of very similar design and scale to ensure no detrimental impact on surrounding viewpoints. The new silos are already surrounded by structures of a similar scale and therefore are considered to be complimentary.

This application seeks permission for the erection of Silos only and no changes to external surfaces or lighting are proposed.

It is considered that the proposal will have very little or no negative impact in terms of acoustic and pollution or environmental as such no additional reports are required.

A supplementary Coal Mining technical note has been provided which outlines the process to be taken should any concerns be raised regarding any existing coal seams. A full investigation will take place prior to installation and specialist input will be sought should further remedial works be required.

It is considered that this application is a modest and well considered and supports the agenda of both the business globally and that of the Local Authority. We trust the contents thereof will demonstrate as such and lead to the support of the Local Authority and a positive outcome.





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THANK YOU



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