

**ADRODDIAD PENNAETH
CYNLLUNIO, CYFARWYDDIAETH YR
AMGYLCHEDD**

**REPORT OF THE HEAD OF
PLANNING,
DIRECTORATE OF ENVIRONMENT**

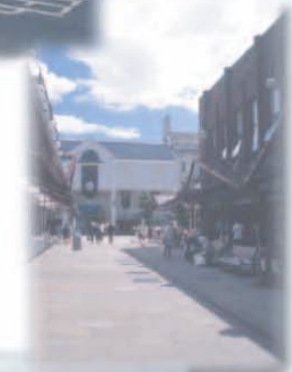
**AR GYFER PWYLLGOR CYNLLUNIO
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY
COUNCIL'S PLANNING COMMITTEE**

**AR 28/06/2018
ON 28/06/2018**

**I'W BENDERFYNU
FOR DECISION**

***Ardal
Dwyrain/
Area East***



**Cyngor Sir Gâr
Carmarthenshire
County Council**



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yna rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	28th JUNE 2018
REPORT OF:	HEAD OF PLANNING

INDEX - AREA EAST

REF.	APPLICATIONS RECOMMENDED FOR APPROVAL
E/35920	Proposed extension to meat processing plant to provide 4 additional carcass chill areas, small animal line and external water storage treatment platform to rear yard at Cig Calon Cymru, Clos Gelliwerdd, Cross Hands, Llanelli, SA14 6RX

REF.	APPLICATIONS RECOMMENDED FOR REFUSAL
	NONE

REF.	ADDITIONAL ITEMS FOR DECISION
	NONE

APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	E/35920
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Application Type	Full Planning
Proposal & Location	PROPOSED EXTENSION TO MEAT PROCESSING PLANT TO PROVIDE 4 ADDITIONAL CARCASS CHILL AREAS, SMALL ANIMAL LINE AND EXTERNAL WATER STORAGE TREATMENT PLATFORM TO REAR YARD AT CIG CALON CYMRU, CLOS GELLIWERDD, CROSS HANDS, LLANELLI, SA14 6RX

Applicant(s)	CIG CALON CYMRU - JOHN OFARELL, CLOS GELLIWERDD, CROSS HANDS BUSINESS PARK, LLANELLI, SA14 6RX
Agent	PEMBROKE DESIGN LIMITED - MEIRION WILLIAMS, 5 PICTON PLACE, HAVERFORDWEST, SA61 2LE
Case Officer	Graham Noakes
Ward	Penygroes
Date of validation	03/08/2017

CONSULTATIONS

Head of Public Protection – Offers no objection to the application subject to the imposition of a number of noise management conditions.

Head of Transport – Offers no objection to the application subject to the imposition of one condition to secure the proposed parking layout.

Flood Defence Manager - Offers no objection to the application subject to the imposition of one condition to secure a surface water drainage scheme.

Llandybie Community Council – Comments that planning permission should be approved.

Local Member - Cllr D Thomas has not commented to date.

National Resources Wales – Offers no objection to the application.

Dwr Cymru Welsh Water – Offers no objection to the application, recommending the imposition of one condition to ensure that no surface water and/or land drainage is allowed to connect directly or indirectly with the public sewerage network.

Animal and Plant Health Agency - has not commented.

Neighbours/Public - The application was publicised by means of site notices with five letters of objection having been received in response from the residents of three of the properties at the Heol Derwen residential estate off Black Lion Road and one along Black Lion Road. The grounds of objection refer to one or more of the following:

- There is currently an on-going unresolved complaint involving CCC and residents in Heol Derwen. We don't believe that expansion will help the odour problem we are facing; in fact, we believe the opposite, that it will make the problem worse. Nothing has been demonstrated that the odour problem is under control, as changed working practices in 2016/2017 as documented in the applicant's supporting letter have done nothing to mitigate the problem. We note that the Council issued a breach of condition notice to Cig Calon Cymru on 11th February 2015 and we are concerned that expanding operations will increase the likelihood of this happening again, especially as there is an on-going case regarding odour problems.
- The odour is so foul that the respondents are unable to open their windows and make use of their gardens which is having a detrimental effect on the lives of the family.
- The odour problem is worsening and therefore the respondent cannot understand why an application would be considered as there seems to be no measures in place both now and in the application itself to reduce this odour.
- Since the opening of the new road alongside the abattoir there is the constant smell of rotting animals. I leave for work at 5 am and it smells repulsive, going for walks certain times of the day is out of the question as who wants to breath this in.
- The overwhelming smell which can only be described 'as toxic'.
- The extended facility will only increase the odour.
- The planning application states that noise levels will not increase. However, increased waste collections between 23:30 and 05:00 will give the potential for noise nuisance to local residents. Currently there is an on-going noise nuisance complaint with regards to Shufflebottom Ltd and due to very close proximity we feel that this will compound the issue.

This will result from both waste collections and delivery of animals should operations be expanded as the planning application states the number of animals processed will increase from 120 units per day to 180 units. Additionally Cig Calon Cymru state that traffic has been re-routed away from the business park, but this now means it has to travel through residential areas.

- Cig Calon Cymru state that the opening hours are 06:00 – 17:00, 7 days a week, but operations are actually 24 hours a day as waste is collected during night time hours and walking past late at night we have observed employees being present. We have heard animals on occasion throughout the night which implies that animals are stored overnight and contradicts their claim that operations will normally commence within 2-4 hours of delivery and that no animals experience overnight storage.
- One respondent conveys that it is understood that the idea was to bring more visitors to the area and is sure that no-one visiting the area wants to smell rotting animals. If

they can't sort the issue out with all the current complaints they are having as the premises currently stands, what good is it to allow them to expand?

- The proposed extension is going to cause more issues, surely getting them to address the problem now and leaving local people happy and would consider supporting their application be better than creating a bigger issue with more angry residents. They have done nothing to help sort the situation so why should we allow them to make it worse.

RELEVANT PLANNING HISTORY

The following previous application(s) has/have been received on the application site:

E/25783 - Proposed Additions to Existing Meat Processing Plant to Provide Two Storey Modular Office Accommodation, a Conveyor Transfer Unit, and a Freestanding Steel Container Full Planning Permission	25 th January 2012
S/20431 - Proposed Extensions to Existing Meat Processing Plant to Provide Additional Office Accommodation, Meat Processing and Lamb Slaughtering Areas and Extension to Site to Provide Additional Car Parking Area Full Planning Permission	9 th February 2009
S/18329 - Extension to Form New Packaging Area Full Planning Permission	21 st April 2008
E/13996 - Extension to Meat Processing Plant to Provide 3 Additional Carcass Chill Area, a Dispatch Area and Staff Canteen Full Planning Permission	28 th September 2006
S/12235 - To Retain Development Undertaken in Non Compliance with Planning Permission GW/05148 dated 26 th March 2004 for the Erection of a Meat Processing Plant Full Planning Permission	4 th May 2006
S/11153 - Variation of Conditions Nos. 2 and 14 to Full Permission GW/05148 approved on 26 th March 2004 Withdrawn	16 th January 2006
S/09401 - Construction of Retaining Wall and Concrete Panel Fence in lieu of Landscape Bund as previously approved Withdrawn	22 nd July 2005
S/08002 - Proposed Curing Room, Preparation, Dispatch Room Extension to approved Meat Processing Plant Full Planning Permission	18 th November 2004

GW/05148 - Meat Processing Plant Full Planning Permission	26 th March 2004
E/00787 - Offices, Recycling Centre, Maintenance Workshops Re-Submission of Application E/00548 Refused on 30 th September 1997 Full Planning Permission	28 th November 1997
E/00548 - Offices, Recycling Centre, Maintenance Workshops Full Planning Permission	30 th September 1997
P6/20/93 - Unit for Warehousing Full Planning Permission	9 th September 1993
P6/17107/90 - Light Industrial Full Planning Permission	22 nd April 1991

APPRAISAL

This application results from an investigation by the Planning Enforcement team

THE SITE

The application site comprises the existing abattoir known as Cig Calon Cymru on the Cross Hands retail/business estate. Cig Calon is situated towards the eastern-most extremity of the estate with vehicular access to the site achieved off Llys y Barcud, between Café Rhiannon and Cycle Specific with egress directly onto the roundabout that serves both the estate roadways and the new link road to Black Lion Road.

The premises in turn comprise predominantly of a two storey building, ancillary single storey outbuildings with open vehicular parking and turning areas to the front and side.

The application site is bounded by other businesses to the west and south-west, the new link road to Black Lion Road to the east, with four detached bungalows (Oak Tree Cottage, Green Vale, Green Haven and Greenacres) and the Greengrove Farm house described at the auction sale in 2017 as in need of total renovation to the north-east. The nearest part of any of these residential dwellings to the rear boundary outbuilding of Cig Calon is 79m. The extremity of two of the residential gardens abut the common boundary with Cig Calon, with one garden boundary being 6.7m from the outbuilding; that common boundary being defined by an embankment and semi-mature trees.

Further to the west, beyond the 'no through road' is a 9.2ha area of land allocated for employment (light industrial/storage and distribution) use at which the service road has recently been constructed to provide access. To the north-east two residential estates off Black Lion Road, namely Heol Derwen and Ffordd y Morfa are approximately 275m and 355m distant respectively, with the nearest residential property along Black Lion Road being some 370m away.

The application site is located within an 'Existing Employment Area' as defined in the Local Development Plan (LDP) and lies within the Caeau Mynydd Mawr SPG area, to the effect that if planning permission is granted a financial contribution (£2891.20) shall be required in

respect of the management strategy to ameliorate for the loss of and secure the ongoing and future management of habitat used by the Caeau Mynydd Mawr SAC marsh fritillary butterfly metapopulation.

THE PROPOSAL

Full planning permission is sought for an extension to the existing commercial abattoir premises to facilitate the provision of new chiller units; new small animal line; new chiller delivery platform; extensions to the existing lairage, gut and SRM (Specified Risk Material) collection and bone and trim facilities; new external water storage and treatment facilities; the storage of the two waste containers (which are presently located externally) within an existing building. The submitted plans indicate that the existing ground floor space where one of the carcass chiller units is located is to become a cold store freezer with the existing freezer to be adapted for archives storage.

In terms of building form, the principal part of the proposed development is a part two storey extension tapering down to single storey at the rear elevation of the existing building that shall incorporate a continuation of the existing roof plane and external cladding materials (profile steel sheet) to match the existing. Within this element that extends to some 672m² the new small animal line, chillers, bone and trim facilities shall be on the ground floor with the extended waste collection and lairage areas below. The proposed chiller delivery platform shall incorporate a modest new canopy on the front elevation of the building.

The new external water storage and treatment facilities are to be provided externally along the rear boundary, with the existing workshop building to be used for housing the waste containers to the side (east) of the main building.

The planning application is supported by a Noise Assessment, Odour Management Plan and Tree Report.

A supporting letter from the Managing Director of the parent company, Progressive Meats Ltd conveys how he and his wife established the company from scratch and that they are very conscious of the need of not being a nuisance to their neighbours with regard to noise and/or odour. The correspondence clarifies that Cig Calon's challenge is that it is operating below a competitive economic optimum and hasn't been processing enough product to require and to be able to afford to transport the animal by-products (ABP) off-site, stating that transport costs are prohibitively expensive for part filled trailers. The additional chiller capacity shall afford the company the opportunity to process at competitive economic levels and deliver the volumes of co-products that demand frequent and affordable movements off-site.

There is no proposed change to beef line, the capacity of which shall remain unchanged at 20 cattle per hour. The proposal includes the enclosure/roofing of the outside ABP collection area which will allow both the improved containment of any odour and the collection of rain water so preventing it entering the waste water system as it presently can.

'However, the best way of dealing with a problem is to treat the root cause i.e. preventing odour from occurring rather than attempting to contain/treat it once it has occurred. The source of the odour comes from the compounds produced by microbial, enzymic and chemical activities which occur in the breakdown of natural tissue. These activities are temperature dependant occurring faster at warmer temperatures. In Hastings, New Zealand

we have average daily temperatures approximately 5 degrees warmer than in Cross Hands which makes odour management more difficult in Hastings.

The key to successful odour management is keeping clean and dry. Receiving trailers from the renders and bio-digesters clean and turning them around and moving them off-site 'full' before microbial action has time to generate offensive odours. We have been successful doing this for 30 years in Hastings and I believe, with a little help, we can achieve the same acceptable outcome in Cross Hands'.

A second letter by the on-site General Manager conveys that the site employs over 60 local staff and that the increase in chiller capacity will enable greater volumes to be processed that in turn shall result in the increase in frequency of ABP, collections that will further reduce odour emissions as the ABP shall be on site for less time. It is said the implementation of the proposed development will also result the creation of new opportunities to further process the ABP thereby reducing the amount of product that is treated as waste and in the creation of a further 25 jobs in all areas of the business.

PLANNING POLICIES

The development plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 is the Carmarthenshire Local Development (LDP) adopted in December 2014, within which the application site is located within both the settlement limits for Cross Hands and the Existing Employment Area designation that includes the industrial and commercial properties along the northern and eastern flank of Heol Parc Mawr.

The following LDP policies are considered to be of particular relevance in the determination of the application:-

GP1 Sustainability and High Quality Design – conveys that Development proposals will be permitted where they accord with fourteen qualifying criteria which include the need to consider whether the proposed development *'conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment, and detailing'*, *'utilises materials appropriate to the area within which it is located'* and *'it would not have a significant impact on the amenity of adjacent land uses, properties, residents or the community'*.

GP2 Development Limits - proposals within defined Development Limits will be permitted, subject to policies and proposals of the Plan, national policies and other material planning considerations.

EMP3 Employment - Extensions and Intensification - presumes in favour of the extension and/or intensification of existing employment enterprises provided that the development is not likely to cause environmental damage or prejudice other redevelopment proposals; the proposal does not extend and/or intensify a use or activity that might result in adverse amenity issues, or may not be compatible, with neighbouring uses; and that the proposals is of an appropriate scale and form compatible with its location.

National planning guidance is provided in Planning Policy Wales (PPW), Edition 9, November 2016 and supplementary Technical Advice Notes (TANs) published by the Welsh Assembly Government.

In terms of economic development, PPW conveys that local planning authorities should adopt a positive and constructive approach to applications for economic development. In determining applications for economic land uses authorities should take account of the likely economic benefits of the development based on robust evidence. In assessing these benefits, key factors include:

- the numbers and types of jobs expected to be created or retained on the site;
- whether and how far the development will help redress economic disadvantage or support regeneration priorities, for example by enhancing employment opportunities or upgrading the environment;
- a consideration of the contribution to wider spatial strategies, for example for the growth or regeneration of certain areas.

TAN23 Economic Development (2014) advises that in weighing the economic benefit of proposals *'It should not be assumed that economic objectives are necessarily in conflict with social and environmental objectives. Often these different dimensions point in the same direction. Planning should positively and imaginatively seek such 'win-win' outcomes, where development contributes to all dimensions of sustainability.*

Where economic development would cause environmental or social harm which cannot be fully mitigated, careful consideration of the economic benefits will be necessary. There will of course be occasions when social and environmental considerations will outweigh economic benefit. The decision in each case will depend on the specific circumstances and the planning authority's priorities'.

THIRD PARTY REPRESENTATION

As noted in the summary of consultations five letters of objection have been received in response from the residents of three of the properties at Heol Derwen and one along Black Lion Road. The grounds of objection can be categorised as relating to odour, noise, hours of operation and the potential impact on people coming to the area.

Odour

As indicated in the summary of third party response above, the issue of undue odour from the abattoir has been the subject of concern for a number of years with the most recent planning enforcement file having been registered in July 2014 as a result of numerous complaints from both local residents and nearby businesses. The two containers (articulated lorry trailers) presently stored the open have been identified by Environmental Health colleagues as the likely source of the odour, which may be accentuated when the covering sheet is removed for loading. Cig Calon Cymru have always conveyed that it is not cost effective to remove the partly filled containers daily and that the transport company will not call to collect part loads. While a Breach of Condition Notice was issued in February 2015 in respect of the failure to comply with a condition that requires all waste to be removed from the site daily, no prosecution has ever been subsequently sought as a new general manager was employed during the course of the investigation with whom the LPA has sought to work to a constructive solution.

Although questioned by the respondents, in his letter the general manager has described a number of measures that were introduced during 2016/17;

- Increased the collection of the waste containers to daily

- The waste containers are collected between 11.30pm and 5am to avoid times when people are outdoors
- Purchased additional sealed storage tanks to reduce the frequency of blood collections to once per week as odour releases during the extraction process
- All boning hall waste is now stored indoors
- Re-routed all lorries to avoid passing through the business park
- Installed 24hour CCTV to monitor adherence to the new procedures

The letter also refers to a number of 'proposed measures' with regard to which confirmation has now been received that each of the stated measures has been implemented:

- Installing air purifying units in the blood storage area and on the extraction from the tripe processing unit
- Cooling the hot waste water to reduce the potential for odour contaminated water evaporating into the atmosphere
- Install a wind station to further monitor the direction and speed of the wind
- Commissioned a building to house the salting and storage of hides to reduce the potential for odour

Environmental Health colleagues confirm that the number of complaints has diminished and offer no objection subject to the imposition of a number of conditions to secure the storage of the waste containers within an existing building as proposed by the applicant and the daily collection of those containers, as agreed by the applicant, which are numbers 12 to 15 below.

Noise

The protracted determination of the application is largely due the detailed nature of the analysis of the submitted noise assessment with several clarifications and supplementary information having been sought during the course of the Environmental Health officer's thorough scrutiny of the proposal, the outcome of which is that it is now concluded that any concerns can be safeguarded through the imposition of appropriate conditions.

The recommended conditions are numbers 7 to 11 below.

Hours of Operation

The relevant condition on the planning permission under which the business presently operates (S/12235) states:

'The hours of operation of the meat processing plant shall be as follows:

*0730 to 1730 Monday to Friday
0730 to 1400 Saturday*

There shall be no working on Sundays or Bank Holidays'

In response to the residents' concerns in this respect it has been clarified that the site currently operates on the following basis:

Slaughter – 7am – 5.30pm, presently carried out on Monday – Friday only
'Set-up' – commences from 6am

Boning Hall – 6am – 4pm

Although animals can arrive at any time of the night, this is said to be very infrequent with a staff member trained in animal welfare always present the night before production for this purpose. The abattoir also has an on-site vet.

The applicant has also indicated that that any restriction to Bank Holiday and to a lesser degree to Sunday working would not be welcomed and would like to exclude any such restrictions, conveying that the company '*...will however operate within the noise levels indicated and comply with the 'good neighbour' stipulations*'.

The Council as the local planning authority however has to balance the aspirations of the company with the need to ensure that the amenities of nearby residents are not unacceptably harmed and as such it is recommended that the hours of working condition is amended to reflect the current working practice, includes the provision for Saturday working that the site permission presently enjoys but also continues to exclude Sunday and Bank Holiday working. Condition 16 refers.

Having regard to the third-party concern to the applicant's reference, '*Re-routing all lorries leaving the site to avoid passing through the Business Park*' shall result in lorries travelling through residential areas, confirmation has been sought and received that this means that all lorries (livestock and finished product) proceed directly from Cig Calon to the nearby junction with the dual carriageway so as to not travel through either the business park or the residential areas.

Although the conditions recommended in relation to noise only refer specifically to the hours of work in reference to the construction period, other noise management conditions refer that the level of the noise emitted from the proposed development shall not exceed the existing background noise level by 3dB or more at any time.

Impact Upon People Coming to the Area

It is not considered that the proposed extension and ancillary development at a long standing industrial site within a clearly identifiable business/retail park shall have a detrimental impact upon the number of people coming to the local area. As noted above, it is considered that the operating practice can be safeguarded through the imposition of appropriate conditions.

CONCLUSION

The central issue in the determination of the application is considered to be whether the development and aspirations of the business can be accommodated without any material harm upon the amenities of the occupiers of the nearby residential properties. This endeavour aligns with Planning Policy Wales Chapter 7 and TAN23 that support commercial development emphasising that the economy has been elevated in terms of its importance and material weighting, along with the need within LDP policy GP1 to ensure that development proposals do not result in a significant impact on the amenity of adjacent land uses, properties, or residents.

Having thoroughly analysed both the Noise Assessment and the Odour Management Report, along with the supplementary information requested, the Public Protection (Environmental Health) Services are satisfied that the noise and odour impact associated

with the development and site can be controlled within acceptable limits by planning conditions.

It is not considered that there is any visual amenity or highway safety harm resulting from the proposal that would indicate a refusal of the application.

As the application has included within the red-line area all of the relevant land being used currently by the abattoir, under various historical permissions, the proposed conditions offer the opportunity to bring all the planning controls under one permission.

The determination of the application balances the amenity of the residents on the one hand, and the employment benefits of the existing business on the other. Having due regard to the content of the consultation replies which indicate that the proper working practice can be duly safeguarded through the imposition of appropriate conditions, it is concluded on balance that planning permission should be granted.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 The development hereby permitted shall be commenced before the expiration of two years from the date of this permission.
- 2 The development shall be carried out in accordance with the following approved plans and documents:
 - 1:1250 scale Existing Location Plan
 - 1:200 Existing Site Survey/Roof Plan
 - 1:100 Proposed Lower Ground Floor Plan
 - 1:100 Proposed Ground Floor Plan
 - 1:100 Proposed First Floor Plan
 - 1:100 Proposed Sections A-A & B-B
 - 1:100 Proposed Front and Side Elevations
 - 1:100 Proposed Rear and Side ElevationsAll received 22nd December 2016
 - 1:200 Proposed Site/Roof Plan (Revised Parking Layout)
Received 9th November 2017
 - 1:200 Proposed Site/Roof Plan (detailing the two waste containers to be stored within the existing building)
Received 22nd December 2017
- 3 The colour of the external cladding materials shall match those of the existing building.
- 4 Within one month of the development being brought into first use, the 'temporary door opening' in the side (north-west) elevation shall be permanently closed up in external materials to match the existing building.

- 5 The parking spaces and layout shown on the plans herewith approved shall be provided to the written approval of the Local Planning Authority prior to any use of the development herewith approved. Thereafter, they shall be retained, unobstructed, for the purposes of parking only.
- 6 During the demolition and construction phases, no works or demolition or construction shall take place other than within the hours of 08:00 – 18:00 Monday – Friday, Saturday 08:30 – 14:00 and not at all on Sundays, Bank or Public Holidays.
- 7 The rating level of the noise emitted from the application site shall not exceed the existing background noise level by 3dB or more. The noise levels shall be determined at the nearest noise sensitive premises or at another location that is deemed suitable by the authority. Measurements and assessments shall be made in accordance with BS 4142: 2014 Methods for rating and assessing industrial and commercial sound.
- 8 If the authority receives a justified complaint with respect to the development, the operator within a period of 1 month shall undertake and submit to the authority a noise assessment conforming to BS 4142: 2014 Methods for rating and assessing industrial and commercial sound to determine whether noise arising from development exceeds the level specified in condition 7 above. The assessment shall be undertaken under the supervision of the Local Authority.
- 9 In the event that condition 7 is exceeded then the submitted survey shall also include mitigation measures to ensure compliance with the noise level specified in condition 7. The development shall then be undertaken in accordance with the approved details.
- 10 All items of plant serving the buildings within the development area shall be adequately designed, installed and maintained to ensure that there are no distinctive tonal noise elements emitted from such items.
- 11 The development shall be installed and built in accordance with the mitigation measures stipulated within the noise assessment published by Hunter Acoustics dated 18.5.18, referenced 4681/NIA2, in order for the applicant to comply with condition 7.
- 12 The two articulated lorry trailers used for the storage of CAT 1 and CAT 3 animal waste products shall be located within the building, as shown on the approved 1:200 Proposed Site/Roof received 22nd December 2017, at all times
- 13 Loading of the two articulated lorry trailers for the storage of CAT 1 and CAT 3 animal waste products referred to in condition 12 above shall take place within the building only, with all waste products when being transferred from the main abattoir building to the external building housing the two articulated trailers to be stored in fully sealed receptacles
- 14 Other than as necessary for access during times of loading, collection or delivery all windows and doors at the external building housing the two articulated trailers shall remain closed at all times unless otherwise agreed in writing by the Local Planning Authority
- 15 The two articulated lorry trailers for the storage of CAT 1 and CAT 3 animal waste products referred to in condition 12 above shall be collected and removed from the site at the end of each working day that slaughter has taken place

16 The hours of operation of the meat processing plant shall be as follows:

Slaughter
0700 to 1730 Monday to Friday
0730 to 1400 Saturday

Boning Hall and associated loadout (as detailed in the applicant's email 7th June 2018)
0600 to 1730 Monday to Friday
0730 to 1400 Saturday

Tripe manufacture/processing
0700 to 1730 Monday to Friday
0730 to 1400 Saturday

There shall be no working on Sundays or Bank Holidays

17 No development shall commence until a surface water disposal scheme has been submitted to and approved by the local planning authority.

REASONS

- 1 Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
- 2 To define the extent of the permission.
- 3 In the interest of visual amenity.
- 4 In the interest of visual amenity and to ensure that temporary doorway is suitably closed up so as to prevent the emission of noise.
- 5 In the interest of highway safety.
- 7-16 In the interest of the amenities of the occupiers of nearby residential properties and businesses.
- 17 To ensure that an appropriate method of surface water disposal is provided.

NOTE(S)

- 1 This permission is subject to an agreement pursuant to S.106 of the Town and Country Planning Act 1990 (as amended) to secure a financial contribution of £2891.20 to secure the ongoing and future management of the Marsh Fritillary butterfly habitat at Pentwyn.
- 2 Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement if development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 3 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).