



PLANNING, DESIGN & ACCESS STATEMENT

**APPLICATION FOR THE EXTENSION OF
ABATTOIR BUILDING, PROVISION OF
NEW WATER TANKS, ALTERATIONS TO
SITE ROAD, NEW CAR PARK AND
ASSOCIATED WORKS**

**AT ASHBY ABATTOIR, 2 COAL LANE,
HARTSHORNE, SWADLINCOTE, DE11 7FN**

**ON BEHALF OF
PICKSTOCK FOODS LTD**

1 April 2021

Our Ref: CLR151

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1 INTRODUCTION

1.1 Background

- 1.1.1 Claremont Planning Consultancy have been instructed by the applicant Pickstock Foods Ltd, to prepare a planning application for a limited extension to the existing abattoir building at 2 Coal Lane, Hartshorne alongside the provision of two new water tanks, covering of refrigeration area, a new car park and alterations to existing access arrangements. The use of the buildings as an abattoir is established and recognised as an appropriate function for the site. The site is located within the open countryside and its use as an abattoir is in accordance with its location. It is located away from sensitive receptors and is in proximity to nearby agricultural markets that will be able to make use of the slaughtering capability of the abattoir site.
- 1.1.2 This Planning, Design & Access Statement also provides a Flood Risk Assessment, Drainage Strategy, and Landscape Appraisal; which should be considered alongside the submitted application plans.
- 1.1.3 The extensions and changes to the site layout proposed are in direct response to the new food production requirements issued by the health and safety regulator, the Food Standards Agency. Due to these immediate food standard requirements the proposed extensions have already been commenced and part completed, therefore retrospective consent is requested. Although the works are not fully completed, it is considered that the retrospective nature of the works fall within a reasonable remit to facilitate the ongoing functionality of the site as an abattoir and secure the existing 48 meat processing jobs in place as well as provide the opportunity to reinstate the employment posts that are associated with the slaughterhouse function.
- 1.1.4 Pickstock Foods Ltd has been established at the site since July 2019. Before that it was run as an abattoir by Pickstock Telford Ltd (then known as Pickstock Ashby Ltd) between 2004 and 2014. Prior to 2004 the site had been used as an abattoir site on and off since it was constructed in the 1980s. Pickstock have now operated the Coal Lane, Hartshorne abattoir for over 10 years. However, the slaughterhouse function of the site had to close temporarily due to Food Standard Agency Regulations and a commercial decision was made to relocate that business contract to Telford, whilst the works now proposed are to facilitate the reopening of this facility and allow this continuing contract to be fulfilled from the Coal Lane premises. Previously, Pickstock have had to contract the slaughtering process to EQL Abattoir located at Craven Arms in Shropshire, with the carcasses then transported to the Ashby site for meat processing. This contracting arrangement is a high expense for the business and has been taken out of necessity but cannot be continued indefinitely. These pressures have specifically intensified recently as a result of the COVID19 lock down measures, which has generated a boost in demand. The site has been enabled to continue operating the meat processing function during this period as it is located at the other end of the main building and meets the butchery standards for meat production.
- 1.1.5 The re-establishment of the slaughterhouse function on the site will allow the related jobs to be reinstated, restoring the employment capacity of the site to 122 positions. The potential to reinstate over 100 jobs on the site is considered to be an important factor when considering the merits of the proposal.
- 1.1.6 Another important consideration with respect to the extensions works proposed is the scale of extensions previously approved at the site through planning consent 9/2012/0592/SSA, which was

issued in 2012 for the substantial expansion of the facility. This consented development allowed for a comprehensive expansion of the capability of the site to provide meat processing at a much larger scale than that now proposed. This planning consent was implemented and therefore remains extent and relevant.

- 1.1.7 The 2012 consented provided substantial remit to extend the premises, representing a very large expansion of the buildings on the site, over and above those now proposed. Some of the previously approved extensions are in the same location to those now proposed, alongside previously approved alterations to the access arrangements on the site. This new proposal seeks to establish policy compliant development within the open countryside that will support the rural economy through limited extensions to the buildings, provision of new water tanks and rationalisation of the numerous access points from Coal Lane.
- 1.1.8 This Supporting Statement will assess the site and the development proposal against adopted planning policy, whilst demonstrating the extension design and access arrangements are appropriate. It will also demonstrate that the retrospective nature of the development is appropriate and a requisite method to securing the continual operation of the abattoir. It can be identified that the proposed extensions, including the provision of water tanks and alterations to access arrangements are acceptable and do not represent any planning policy conflict or any harmful or adverse impacts.

2 APPLICATION SITE

2.1 Site Context

- 2.1.1 The application site is located to the north of Coppice Farm, off Coal Lane, Hartshorne near Swadlincote as identified by the Location Plan at Appendix 1. It is situated in a significantly rural area, away from any settlements. The site comprises of two large abattoir buildings orientated in a rough north-south arrangement with the main point of access being from Coal Lane in the north. The site currently has four separate access points from the Coal Lane highway, which reflects the previous layout of the site and its association with Coppice Farm before the land and the buildings were sold. The two redundant access points have been closed off by bollards for some time to prevent vehicles incorrectly using them.
- 2.1.2 In the south, the site abuts the property of Coppice Farm, with Coppice Farm Lane skirting to the south western corner of the site. To the east, the site includes the primary access into the site and overspill parking area providing 35 spaces, beyond this the site is open to fields that are owned by the Pickstock Group. Further to the east, the site is open to more fields, some of which are owned by Pickstock Group, as well as third party ownership.
- 2.1.3 Whilst Coal Lane is the primary highway that provides access to the site, the site also benefits from proximity to Ticknall Road to the west, which is designated as the A514. Although not a primary trunk road, it is locally significant as it provides access between Derby to the north, approximately 14km away and Swadlincote in the south west which is approximately 4km away. Hartshorne is the closest settlement of note, a small village located approximately 1.3km to the south west of the proposal site. The local Arriva bus services No.2 and No.9 routes provide access to the site from the Coal Lane/Tiknall Road bus stop to Swadlincote, Ticknall, Melbourne, Chellastone and Derby. These services operate every 20 minutes during the week and Saturdays, with hourly on Sundays.
- 2.1.4 Given the site's well established use as an abattoir, given it had operated as an abattoir even prior to Pickstock's purchase of the site, it is an appropriate form of development within the countryside context. The buildings are set within a large area of hardstanding to provide an appropriate environment for HGVs, delivery vehicles and sufficient movement to ensure sufficient everyday working of the abattoir. As such, much of the vegetation and natural features seen in the wider context of the site has since been removed and therefore, the retrospective development has not affected those existing natural elements adjacent to the site. Therefore, the retrospective development has maximised the potential of the established area of the works for the abattoir, rather than expanding into the rural landscape immediately around the site. Furthermore, the site's position close to locally significant highways ensure enhanced access to local markets for delivery of animals, but also redistribution of meat following slaughter and processing.

2.2 Meat Production

- 2.2.1 The use of the site as an abattoir has long been established and considered as acceptable through a number of historical applications that have been assessed by the Local Planning Authority. It is accepted that abattoirs conduct processes that can be considered as particularly anti-social by virtue of the very nature of their function. Nuisance arising from them, can be difficult to mitigate within urban areas and therefore the site's position within the open countryside, a significant distance away from any notably populated areas, is appropriate.

- 2.2.2 Furthermore, the slaughter of animals and processing of carcasses is an intrinsically rural procedure that is directly tied with the agricultural industry. Therefore, the positioning of abattoirs into the open countryside ensures better access to local agricultural markets and customer. This maximises the efficiency of the supply chain, ensuring freshness and quality that has been identified by the applicants as a significant factor in processing their meat. As such, the appropriateness of the site's location for the established abattoir use supports the ongoing function of the site, which has resulted in the required implementation of the retrospective works.
- 2.2.3 It has been recognised by the Council through previous planning consents for development that the site is appropriate for additional intensification and increased capacity of the abattoir. This is emphasised through the 9/2012/0592/SSA consent, which permitted a significant extension to the abattoir buildings that would allow for a substantial increase in the number of animals to be processed as demonstrated by the approved layout at Appendix 2. As such, this previously consented scheme would introduce a substantial increase in the use of the abattoir and established an extent of functionality that has been deemed appropriate at the site and represents a level of acceptable use on site.
- 2.2.4 The development now proposed does not seek to introduce a material intensification or mark a shift in the function of the abattoir, rather it is a response to the requirements issued by the Food Standards Agency and to facilitate the appropriate working arrangements on site. The extension works will ensure that the processes are able to continue within the legal requirements of the Government and that the slaughtering and processing of animals remains safe and sanitary whilst meeting welfare standards. The extension proposed would not materially impact the considered and established appropriateness of the site to continue as an abattoir and will not result in new circumstances that could be viewed as unacceptable or harmful.
- 2.2.5 To meet the new Food Standards Agency Regulations previous areas of external produce storage have now to be enclosed with covered entrance points required for stock arriving into the building. Additional covered stock pens are also necessary to fulfil welfare standard requirements and FSA Regulations. These new requirements explain the location and scale of extensions proposed, whilst the height of the buildings are related to their function with the two storey full height extension to the main building required to provide the necessary void above the extended lairage pens.

2.3 The Site

- 2.3.1 Prior to works taking place the appearance of the abattoir building included various smaller extensions and openings on the eastern elevation as illustrated by the image below

Figure 2.1:- Original Eastern Elevation



Figure 2.2:- Existing Southern Elevation



Figure 2.3:- Original View toward Frontage showing change in levels to Coal Lane



Figure 2.4:- Original Frontage Elevation to Coal Lane



- 2.3.2 The frontage to Coal Lane included a number of redundant access points as well as a change in levels this is clearly evident in the images above.
- 2.3.3 Prior to the implemented works the existing facility had a ground footprint area of approximately 3,309sqm with some first floor office space and staff areas.
- 2.3.4 As can be seen from the images above the site is an operational abattoir. The buildings on site are all of modern construction with no loft space and no access to bird or bats. Due to the food production activities on site the existing buildings are continually maintained and inspected for habitation by creatures, with ongoing maintenance of the buildings preventing any creature trespass. It is clearly established therefore that there are no bat roost or nesting birds within the existing buildings.

2.4 Planning History

- 2.4.1 The relevant planning history of the retrospective proposal site pertains to its use as an abattoir. This includes an application approved on 13 August 2005 for an extension to the building (9/2005/0691), alongside a further approved extension on 22 February 2007 (9/2007/0023).
- 2.4.2 Further applications received permission on 21 September 2009 which includes a limited extension to provide additional space for an enhanced reception area as well as an enlarged production area to the abattoir building (9/2009/0591). Whilst these proposals would provide a materially larger building, it is considered that it did not represent a significant expansion of the abattoir building.
- 2.4.3 On 19 November 2010 a further extension of the abattoir was permitted to provide an additional 7 no. fridge/freezer bays, extended loading bays, management offices and staff toilets and changing rooms (9/2010/0790). This extension was focussed towards the rear of the building, at the location of existing loading and unloading bays. This did not provide additional functional

capacity, rather it provided an enhanced service provision for staff and enhanced support systems.

9/2012/0592/SSA Erection of extensions and alterations at Pickstock Meats Ltd: Consented 18 September 2012

- 2.4.4 As it has been identified, the most recent consent in 2012 established a significant increase in the function of the site as an abattoir through upgrades to its capacity by way of physical extensions and alterations to the abattoir building. The extension of the building totalled 4,612sqm and so provided a substantial expansion of the building footprint, representing a total increase in the size of the buildings of approximately 140% (total gross internal area of 7,921sqm).
- 2.4.5 The approved expansion scheme also delivered 76 additional car parking spaces and 10 HGV spaces. Crucially some of the additional car parking spaces were delivered in a new car park along the eastern boundary, involving excavations into the hill side and use of retaining walls. The location of this car parking area directly reflects the location of car parking now proposed in the current development scheme. It is demonstrated through the extant 2012 consent that car parking provision within this hillside location is established to be acceptable. It was also accepted through this consent that vehicle movements within the site presented a conflict between HGVs and staff/visitor car parking; as well as discordance between animals coming into the site or 'dirty' deliveries, and processed meat exiting the site via the clean yard. Through the revised site access and internal arrangements, the routes would be clearly signposted with a separate access for the deliveries and another access for dispatch and cars.
- 2.4.6 The consented scheme included a substantial extension to the provision of additional on-site fridges, waste processing and staff welfare facilities as well as a new separate office building located towards the north eastern corner of the site. Overall, this consented development established a very significant enhancement to the use of the site, increasing the overall capacity of the facility by more than double. The extent of this intensification of the use of the site would have been a material consideration against the assessment of the scheme and so through the provision of the consent, this has established the appropriateness of the site in accommodating an increased abattoir use. It represents the basis upon which the retrospective application is being made, given that it proportionately represents a very limited addition to the consented development that demonstrates significantly more far reaching and comprehensive development.

3 PLANNING POLICY

3.1 National Planning Policy and Guidance

3.1.1 The National Planning Policy Framework (the 'NPPF') represents the overarching policy document for England and sets out the Government's planning objectives. It identifies how these objectives are to be applied in policy and establishes how the planning system will contribute to the achievement of sustainable development.

3.1.2 Paragraph 7 of the NPPF identifies that the purpose of the planning system is to achieve sustainable development. This is defined as development that can meet the needs of the present without compromising the ability of future generations of meeting their own needs. Achieving this underpins the planning system and provides three interdependent overarching objectives that need to be pursued in mutually supportive ways. These are:

- *An economic objective:* to help build a strong, responsive and competitive economy through ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.
- *A social objective:* to support strong, vibrant, healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of the present and future generations; and by fostering a well- designed and safe built environment with accessible services, and open spaces that reflect current and future needs and support communities health, social and cultural well-being.
- *An environmental objective:* to contribute to protecting our natural, built and historic environment, including making efficient use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

3.1.3 Paragraph 11 of the NPPF sets out the Government's presumption in favour of sustainable development. For decision-taking, this means approving development proposals that accord with the development plan.

3.1.4 Paragraph 83 of the National Planning Policy Framework asserts that planning policies should support sustainable growth and development that supports businesses in rural areas in the effort to support a strong and prosperous rural economy. This includes proposals that seek to convert existing buildings, but also through the provision of "*well-designed new buildings.*"

3.1.5 To expand on this, Paragraph 84 identifies that to ensure that local business needs in rural areas can be met, it is expected that development will likely need to be located away from established settlements and in locations not well served by public transport. This would normally be viewed as contrary to achieving sustainable development, however the Framework acknowledges that to meet the specific needs of rural areas, a flexible approach is required. This acknowledges the particular requirements of rural activity and that there are limited opportunities to achieve

development in the countryside that wholly accord with the core objectives of the NPPF in realising sustainable development.

- 3.1.6 The NPPF at Paragraph 117 goes on to promote efficient use of land. This includes realising development for housing and other uses that maximise the capacity of land to accommodate development, whilst also balancing the need to achieve safe and healthy communities that takes into account appropriate residential amenity and design.
- 3.1.7 To further support the NPPF and to provide greater context in the implementation of the requirements identified in it, the National Planning Guidance (the 'NPPG') was published. It must be taken into account where it is relevant to the determination of a planning application.
- 3.1.8 When determining applications, the NPPG advises upon the relevant material consideration to inform a decision as being dependant on the circumstances of each case. Provided regard is had to all material considerations, it is for the decision maker to decide what weight is to be given to the material considerations in each case.
- 3.1.1 ***Retrospective planning applications:*** The NPPG establishes that retrospective planning applications are effective in regularising a perceived breach in planning control, such as where it has been identified that development has been implemented that does not fall under the description of an issued consent. The guidance also emphasises that consideration of the application must be taken on its own merits and that the Authority must not; "[...] *fetter discretion prior to the determination if any planning permission – such an application must be considered in the normal way.*"

3.2 Local Planning Policy

- 3.2.1 The National Planning Policy Framework establishes at Paragraph 47 that development proposals must be considered and determined in line with their adopted development plan, unless material considerations indicate otherwise. In the case of the retrospective proposal at the Coal Lane abattoir, this must be considered against South Derbyshire's adopted development plan which comprises of a Local Plan Part 1 and Local Plan Part 2. These are the strategic development planning documents which provide the high level, overarching policies under which all development schemes and proposals must be considered in the District.

South Derbyshire Local Plan Part 1

- 3.2.2 The first part of the District's Local Plan consists of a document that provides the strategic level of development management policies, including strategic sized site allocations to deliver significant numbers of new homes. It also provides the basis as to manage strategically significant levels of development.
- 3.2.3 It is considered that the development proposal accords with the requirements of these strategic policies. This includes Policy E2 Other Industrial and Business Development which supports development schemes within certain use classes, which includes the use of the existing building as an enhanced abattoir as proposed.
- 3.2.4 Policy S6 Sustainable Access establishes that the Council will seek to ensure that development provides appropriate emphasis on sustainable modes of transport. This includes making the most efficient use of existing transport and highways infrastructure.

- 3.2.5 Policy E7 Rural Development also provides support for development in the countryside that is appropriate for its rural location, commensurate in scale and demonstrates sustainable design and environmental credentials.
- 3.2.6 Policy INF2 Sustainable Transport recognises that development proposals should promote where possible modes of access beyond the private car. The policy also asserts that development in rural, remote areas have less scope to minimise transport by cars and consideration of proposals in such areas will take this into due account.

South Derbyshire Local Plan Part 2

- 3.2.7 The Local Plan Part 2 provides the second part of the Development Plan for the District and provides the non-strategic development management policies that provide further detail to the strategically provided policies of Part 1.
- 3.2.8 Policy BNE5 Development in Rural Areas provides the development management basis for proposals in the countryside. It contends that development beyond settlement boundaries is allowed where it is essential for rural activities and where it is shown not to result in harm to local character and landscape.

Supplementary Planning Documents ('SPD')

- 3.2.9 In 2017 South Derbyshire District Council adopted a Design SPD which established detailed design requirements for development proposals in the Authority area. Whilst it provides comprehensive guidance for residential and domestic development, it also provides direction in regard to non-domestic development. It emphasises the need for sustainable design the reinforces sense of place, character and responsiveness. The retrospective development at Pickstock Foods Ltd has been implemented in response of FSA requirements and represents a very minor extension to the existing development that has been consented. It is considered to be development of a functional design, but that which echoes the vernacular which has been already implemented and approved on site through the planning process.

4 DEVELOPMENT SCHEME

4.1 Ashby Abattoir

- 4.1.1 The site has a long and established history as an abattoir and meat processing facility for livestock. Its location in the rural area best suits this function given the associated anti-social aspects arising from the function of the site. It is also well positioned to serve the local agricultural market, specifically livestock farmers, in a predominantly rural area of the district.
- 4.1.2 Pickstock operate the premises and have previously sought substantial expansion of their operation on site through a planning permission granted in 2012, which saw a significant extension and re-organisation of the facility to enhance and upgrade their operations. This consent allowed the built area of the abattoir to increase by 140% and so implemented a large improvement to the abattoir's everyday operations. This approval further establishes the acceptability of the premises for their use as an abattoir and process of meat, by way of the recognition of the appropriateness of its location as an intrinsically rural industry. Furthermore, the proposed built form was considered acceptable also, with the design of the new buildings approved through the planning process.
- 4.1.3 As such, the site has a long established use as an abattoir that has been considered by the Local Planning Authority as an appropriate use for the site. Given that in 2012 the LPA approved a very significant expansion to this function, it is considered that the current proposal to facilitate the reopening of the slaughterhouse represents proportionately a very minor addition to the existing building.

4.2 The Development

- 4.2.1 The development at the Ashby Abattoir has been commenced in response to the requirements stipulated by the Food Standards Agency to reopen the slaughterhouse. In a letter sent to the applicants it stated that additional built development would be required at the site to ensure compliance with Health and Safety guidance. The extensions proposed to the Coal Lane frontage building were previously consented in 2012 and therefore the appropriateness of these extensions have been previously established.
- 4.2.2 To ensure the continued operation of the site as an abattoir, the applicant has implemented the proposed development on the site. The reinstatement of the slaughterhouse is a vital requirement to sustain the business on site, with continual contracting of the slaughtering of animals to an abattoir in Shropshire being unsustainable and unviable. If the works to extend the abattoir were not commenced on timetable, the site would be forced to close and so result in a detrimental impact on the businesses operating the site. Unfortunately, the COVID19 lock down repercussions has hindered the submission of this application and finalisation of the scheme.

Abattoir Building Extensions

- 4.2.3 The development that has been implemented on the abattoir site have solely affected the building that occupies the northern part of the complex which is adjacent to the Coal Lane site frontage. These extensions have affected the north eastern, north western and south western elevations of the building. The design of the extensions directly reflects the existing form and appearance of

the buildings, using the same external materials to match the existing structure. The materials used on the main building extension to the frontage have consisted of a juniper green fibre cement panel roof with 1 no. rooflight for each side of the pitched roof, per bay as well as vented ridge capping.

- 4.2.4 External walls have been constructed using mass concrete reinforced walls, with these walls treated on outward facing walls with juniper green vent-air box profile sheeting. This wall treatment matches the roof material colour palette, which ensures a consistent design vernacular. Furthermore, the use of juniper green actively reflects the surrounding rural landscape of mature trees, vegetation and fields. This also matches the treatments used on the existing building, as to tie the newly built development with the existing building. By doing so, the extensions should not be overtly obvious within the complex or when viewed from the public highway or from within the site itself. This appearance and finish is typical of agricultural barns in the countryside and directly matches the existing abattoir buildings.

FIGURE 4.1 – Constructed Eastern Extension



FIGURE 4.2 – Eastern Elevation close to Coal Lane



- 4.2.5 The extension fronting onto Coal Lane is visible from the site frontage as well as through views along the northern site access road. Again, the extension to this elevation are finished in materials that match the overall elevational treatments used in the abattoir complex, with a green finish that assimilates into the landscape.

FIGURE 4.3 – Coal Lane viewpoint looking north showing new water tank and extended building



FIGURE 4.4 – View along northern access road



- 4.2.6 It is proposed that this access will be the primary route for workers and visitors to the complex, whilst also facilitating decanting of stock from the adjacent fields when necessary. Stock will

access the abattoir building through the new covered entrance, in accordance with the requirements of the new regulations.

- 4.2.7 The proposed extensions effectively infill between existing buildings. The higher buildings have been kept to the rear of the site where the adjacent ground levels rise with the new build being cut into the slope.

FIGURE 4.5 – Covered Entrance alongside the northern access road



- 4.2.8 Alongside the proposed extensions to the existing abattoir building, the development also provides for the erection of new water tanks on site. These new water tanks which are a requisite utility to support the operation of the abattoir and replace smaller tanks that are on site already. The new procedural requirements and increased floor area require additional water capacity. The new water tank shed consists of a portal frame with juniper green fibre cement sheet roof and walls with concrete base.

FIGURE 4.6 – New Water Tank Building prior to covered access extension being constructed:



Access Road Widening

- 4.2.9 The development includes the widening of the northern access road to facilitate its use for traffic to the complex and will separate staff/visitor traffic from HGV traffic that will continue to use the other more easterly access from Coal Lane. The unloading of stock along this access route will also take place when appropriate, whilst all stock will use the new covered entrance adjacent. As can be seen from the images above the widening works have been minimal and have not extended the road beyond the existing site limits. The applicant has paid specific attention to the retention and safeguarding of the existing hedgerow along the northern limit of the access road. This hedgerow is retained and provides a screening function in views of the site from the north.

Tree Removal

- 4.2.10 Due to the building extension works to deliver the covered walkway and widened access road, an existing line of tall conifer trees have been removed to accommodate these works. However, these trees were identified for removal ahead of the extension proposals for Health and Safety reason due to their age, excessive height and wind damage / trees falling across the access road and would have been carried out whether the extensions took place or not. To mitigate for their loss Pickstock intend to plant additional trees within their wider land to the west to provide a long term visual screen to the whole complex.
- 4.2.11 Discussions with Ms Gaynor Richards during a site visit to inspect the commenced works confirmed that these trees were not protected by Tree Preservation Orders and that there was no restriction on their removal. Therefore, to safeguard the health and safety of the complex these trees have been removed prior to any further tree failures.

Land Grading

- 4.2.12 Where the eastern extension works are proposed the adjacent land is to be excavated to the same level as the abattoir building and suitably graded to form an improved yard area. This area was previously laid to a sloped concrete yard with access directly from Coal Lane. The changes proposed remove the access ramp to Coal Lane and level the resulting yard. From this land grading and yard area there is no alteration to the site's drainage arrangements or increase in extent of hardstanding. As such there is no increased level of surface water discharge from hardstanding on site and no modification is proposed to the site's existing drainage system.

FIGURE 4.7 – Excavation Works



Boundary Treatments, Gates and Fences

- 4.2.13 As identified on the submitted proposal plans, the complex will be secured through the repositioning and addition of new boundaries using varied treatments. This includes the addition of a 2.1metre high galvanised metal fence finished in green to the site frontage, alongside tree and shrub planting to soften the appearance of the fence.
- 4.2.14 The new concrete yard adjacent to the eastern elevation of the extended building will have a retaining wall along its northern limits, with metal security fence above to a height of 2.8m that will prohibit access and mark the change in ground levels between the Coal Lane frontage and the Abattoir building.

Access

- 4.2.15 Disabled access requirements have not been a consideration in terms of the extensions proposed given that they are focused upon access for stock or will be accessed internally through a level platform with the existing ground floor.
- 4.2.16 Some of the existing vehicular accesses from Coal Lane are redundant with one being already closed to traffic. These access points are very close to each other with no clear signage. Through the proposal the redundant access point will be stopped up so that the number of accesses from Coal Lane are reduced. The existing access to the front of the extended building will be retained and the related forecourt area retained as tarmacadam to act as

FIGURE 4.8 – redundant access point from Coal Lane will be reopened and enlarged and adjacent access points closed.



FIGURE 4.9 – Temporarily Closed access point from Coal Lane will be formally closed and landscaped



Car Parking

- 4.2.17 Alongside the works to the primary access, a new car parking facility will be provided within the eastern areas of the site. Parking bays will be arranged off the access road to provide parking for visitors and staff. The intention is to segregate this parking from the HGV vehicle manoeuvres as currently staff parking is provided in the yard area alongside goods vehicles. A total of 92 car parking spaces will be provided that removes the staff spaces from the yard areas and redevelops the overspill car park area. Given the overspill car park had been in use over the last 12 months, the extent of car parking proposed in the new car park facility will not increase the number of spaces substantially.
- 4.2.18 To mitigate the possible visual intrusion of the new car park given its location on the rising hillside in the west of the site; it is proposed to excavate the car park and access road so that it is below the level of Coal Lane and surrounding hillside. The car park will be excavated to the depth of between 2 and 3 metres to ensure that the visual appearance of the parked cars are mitigated as well as ensuring the new access road appropriately accommodates the change in ground levels between Coal Lane and the rear yard to the abattoir. Hedgerow and tree planting will be provided to ensure that the new frontage arrangement and eastern boundary treatment assimilates into the landscape.

Public Right of Way

- 4.2.19 Public Footpath No.24 passes through the application site as indicated by the plan at Appendix 6, entering the site via the proposed car access, passing alongside the new car park area and then diagonally crossing the main yard area for HGV Manoeuvres, passing in front of the Lairage building, before passing through a hedgerow and across Coppice Farm Lane, before crossing a

pasture and entering Ladyfields Plantation. This route of the public footpath places walkers in danger from animals, parking cars and manoeuvring HGVs within the Abattoir Complex. In addition, the walkers passing through the complex contradicts with health and safety protocols that are required on abattoir sites. Pickstock Foods were also having repeated incidences of trespass by individuals that oppose the meat industry, and used the public footpath to enter the complex and hold demonstrations.

4.2.20 It was established through the 2012 consent that the route of PROW NO.24 could be altered to divert the footpath route around the abattoir complex, using Coal Lane, passage through the pasture to the northeast that is owned by Pickstock and then following the Coppice Farm Lane before passage through the pastures to Ladyfields Plantation. The majority of these works were put in place some time ago but an inspection of the new route was only undertaken recently by the Council, which has identified a number of discrepancies in the route and inadequacies with the gated points controlling access. As such, it is intended to correct these points through this planning application in relation to the sections of the PROW route that Pickstock Foods have control of.

4.2.21 This will mean the fence erected in the north eastern pasture off Coal Lane will be repositioned to ensure that the PROW route has a width of 2m even allowing for hedge growth, whilst the various gates, fixings and signage will also be updated in accordance with the advice of the Council.



5 TRANSPORT STATEMENT

5.1 Previous Abattoir Consents

- 5.1.1 The site has been established as an abattoir for a considerable period of time and has no planning restrictions with respect to the intensity of its use or traffic limitations. This was recognised through the planning history of the site, most notably through planning consent 9/2012/0592/SSA for the erecting of extensions and alterations, which was granted consent on 18 September 2012. The nature of the additions included a new office block off the eastern boundary, changes to the vehicles access and provision of additional areas of car parking along the eastern and western boundaries, as well as extensions the existing abattoir and lairage buildings with associated provision of increased HGV parking and manoeuvring facilities.
- 5.1.2 Through the 2012 Expansion Scheme the original facility was expanded from a ground footprint area of approximately 3,309sqm with extension of 4,612sqm resulting in a total footprint area of 7,921 sqm and enlarged the site complex to 2.73Ha with 76 additional car parking space and 10 HGV spaces. It was also accepted through this consent that vehicle movements within the site presented a conflict between HGVs and staff/visitor car parking; as well as discordance between animals coming into the site or 'dirty' deliveries, and processed meat exiting the site via the clean yard. Through the revised site access and internal arrangements, the routes would be clearly signposted with a separate access for the deliveries and another access for dispatch and cars.
- 5.1.3 The 2012 consent effectively expanded the rendering, slaughterhouse and lairage facilities hugely; intensifying the abattoir function to a scale beyond that currently proposed. Pickstock Foods discharged the pre-commencements conditions for the 2012 consent and implemented the consent through works to the lairage. As such the 2012 consent remains extant and represents the fall-back option for Pickstock Foods; and a more intensive abattoir then what is being proposed at present.
- 5.1.4 Through the current planning application the existing abattoir building will only be extended to provide covering to animal runs / pens / storage and refrigeration areas, rather than any increase in working space. Alongside these works, the previous intentions of separating dirty and clean traffic movements as well as separating cars from HGV traffic are to be out in place. The application submission shows an increased number of staff on site, however this increase is not as a result of the extensions proposed, rather as a result of new contracts that Pickstock Foods have won. The intentions of the extension works are to ensure the existing abattoir satisfies the new legislative requirements for slaughter houses and meat processing such as animal care and ensured refrigeration temperatures.

5.2 Access & Traffic

- 5.2.1 Through the rationalisation of the Coal Lane access points the identification of the access to the complex will be made clearer and the different traffic distinguished by the access used. This also ensures the safety of the complex by separating HGV and cars traffic within the site; whilst making the pedestrian routes for visitors better. This follows the access principles that were established through the 2012 consent.

- 5.2.2 There is no anticipated increase in traffic movements associated with the extensions themselves as these relate to health and safety requirements rather than intensification of use. The proposed separation of visitor/employee traffic and HGV/Stock vehicles is anticipated to improve the site security and working arrangements of the complex, which will provide an improved health and safety arrangement.
- 5.2.3 The removal of some of the trees along the Coal Lane frontage is proposed to make the access arrangements easier to identify whilst also improving the visibility available along Coal Lane. The revisions to the access arrangements are beneficial and there will be no wider impacts on the local highway network as no intensification in use above the established usage of the abattoir is proposed.
- 5.2.4 It is accepted that the rural location of the facility has limited public transport opportunities, which combined with shift patterns means that workers are unlikely to use the local bus service for every shift. However, the local Arriva services No.2 and No.9 bus routes do provide access to the site from the Coal Lane/Tiknall Road bus stop to Swadlincote, Ticknall, Melbourne, Chellastone and Derby. Cycle parking facilities are also available which provides access from Swadlincote and nearby villages.

5.3 Car Parking

- 5.3.1 The existing complex has approximately 55 car parking spaces within the rear concrete yard, as well as 10 motorcycle spaces and 9 haulage/lorry spaces and an overspill car park off the primary access providing 35 spaces. Through the extension works proposed a new car park facility will be provided, accommodating 92 spaces; whilst the existing car park area will be fully given over to yard where HGVs and stock delivery vehicles will have room to manoeuvre and wait. This will present a better operation of HGV deliveries on site and remove the conflicts between parked vehicles and HGVs.
- 5.3.2 No increase in HGV/Stock vehicles are predicted but clear distinction between these vehicles and staff/visitor cars is required to provide on site security as well as satisfying Health & Safety Standards for animal processing. The location of the new car park reflects the car park location approved in the 2012 extant development layout, so therefore the impact of locating parked vehicles at the site frontage and along eastern limits of the site has previously been found to be acceptable by the Council.
- 5.3.3 The meat production activities on site and related employment are not influenced by the works proposed. The reinstatement of the slaughterhouse function of the site has meant Pickstock Foods have been able to win additional custom, which in turn has generated additional employment that will operate in a shift manner. As such the proposed car park will meet the expected staffing requirements and will be roughly in accordance with the 6C's car parking requirement of 1 space per 55sqm.

6 PLANNING ASSESSMENT

6.1 Abattoir Use

- 6.1.1 It has been advanced through this statement that the site has a long established use as an abattoir with associated slaughterhouse and meat processing operations. These functions are wholly suitable to be located within a rural area, given its intrinsic connection with farming operations, including livestock rearing and game production. The site's situation in a predominantly rural area is also suited to the Abattoir's operations given the associated activities that could be particularly harmful on sensitive receptors such as residential urban areas. This accords with the assertions contained within local planning policy E7 Rural Development.
- 6.1.2 The established use of the site has been further reinforced by the consent issued by the Local Planning Authority in 2012 which approved a significant increase in the size of the buildings on site to significantly enhance the operational capacity of the abattoir. Proportionately, the retrospective scheme on the site represents a substantially smaller level of development in relative comparison to that development approved in 2012. As such, given that the proposed development has been commenced out of necessity, it should be assessed against this planning history.
- 6.1.3 Pickstock are keen to demonstrate that the site is still an appropriate location for an abattoir use. The operation on the site forms part of an established network of supply chains and as such, is a component of a wider rural economy in South Derbyshire. The ongoing use as an abattoir therefore represents an important component of the local economy. It is therefore considered that the Authority should pay particular regard to this aspect of the retrospective proposal, given that it is a requisite to ensure its viability and ongoing function as an abattoir, especially under the provisions of local policies E2 Other Industrial and Business Development, E7 Rural Development and BNE5 Development in Rural Areas.

6.2 Required Development

- 6.2.1 It has been established that the site remains an appropriate and suitable location for an abattoir. Previous development proposals have considered this and through the issue of consent, have confirmed this to be the case.
- 6.2.2 The retrospective development that permission is sought through this submission is a result of the Food Standards Agency's requirements for the slaughterhouse operation to ensure that the overall function of the abattoir remains lawful under the regulations asserted by the Health and Safety Executive. These requirements have resulted in Pickstock implementing the development ahead of achieving consent to ensure that the operation of the site can continue. It is considered that without executing a timely response to the FSA's requirements, the applicant would risk the closure of the abattoir and related suspension of employment. As such, the applicant balanced the need to ensure the firm continued to trade at the site and can reopen the slaughterhouse, against the need to achieve planning consent to ensure that lawful implementation of development on site.
- 6.2.3 This has led to Pickstock seeking retrospective consent for the development on the site. It is considered that against the context of the works being required against HSE regulations, there were no other options that allowed the site to continue functioning without commencement of the

required development. This has allowed the operation at the site to continue under the interim requirements of the Health and Safety Executive.

- 6.2.4 The provision of new water tanks and their accommodating structures are a direct result of the increased floor area and the implementation of new procedures. Whilst planning permission is sought for these erected structures, it is considered that these are a functional requirement for the operation of the site and therefore should be regarded as a complementary requirement to support the ongoing activity of the abattoir.
- 6.2.5 Due to the identified need to keep visitors and workers vehicles away from stock lorries and refrigerated HGVs that access the site, it is proposed to locate a car park to the south of the abattoir building and associated yard. The resulting car park will be separated from the associated yard areas and production line by the site access road. Specific site security measures will also be located at this point to control access into the site. In addition, covered cycle parking facilities will be provided. The position of the proposed car park beyond the existing landscaping is acknowledged, although it will still be set well back from Coal Lane and part of the car park is already laid to hardstanding as is evident within aerial images.
- 6.2.6 The application proposals also detail how the working site will be secured through the installation of fencing around the defined boundaries.

6.3 Visual Impact

- 6.3.1 It is accepted that the extensions to the building add additional form to the site and that these will be visible within public vantage points along Coal Lane, and within glimpses from the surrounding countryside. Views south from Ticknall Road have a level of screening by existing field boundaries and are most visible at the entrance to Coppice Farm Lane. However, it must be acknowledged that the extensions are no higher than the existing buildings on site which have existing and equal visual impact on the surroundings.

Figure 5.1 – View from field to the east of the complex



- 6.3.2 Visibility of the staff/visitor car park and revised access road will be mitigated through their sunken position as demonstrated by section plans provided. A retaining wall will be used to achieve this, topped by hedgerow planting to disguise the change in levels as a field boundary. The excavation of the car park and access road will now effectively shield the car park from prominent views and will not locate car parking on the rising hillside to the west of the buildings. The excavation of the main abattoir complex has already been demonstrated to be acceptable and effective through the existing site complex; whilst being accepted through the 2012 committed development as an appropriate method of mitigating visual intrusion into the landscape. In addition, a landscaped earth bund set back from the road entrance, alongside security fencing and hedge/tree planting to landscape the site boundaries effectively. New hedgerow planting along the site frontage to Coal Lane will screen views of parked cars.
- 6.3.3 The removal of the tall conifer trees along the north/eastern boundary of the site has increased the visual prominence of the complex, but the buildings appear simply as large farm buildings and assimilate well into the rural landscape. The degree of the extensions along the north and eastern elevations is relatively limited, with the resulting built form simply extending the original building. The original building would have been similarly visible from Ticknall Road and Coal Lane upon the removal of the conifer trees and the resulting impact of the extensions is considered to be immaterial.

6.4 Access

- 6.4.1 Through the rationalisation of the Coal Lane access points the identification of the access points to the complex will be made clearer. There is no anticipated increase in traffic movements associated with the extensions. The proposed separation of visitor/employee traffic and HGV/Stock vehicles is anticipated to improve the working arrangements of the complex and provide an improved health and safety arrangement. Whilst also making access to the complex clearer.

FIGURE 5.2 – New Access and Car Parking Area



- 6.4.2 The revisions to the access arrangements are beneficial and there will be no wider impacts on the local highway network as no intensification in use above the established usage of the abattoir is proposed. The established abattoir on site will continue to meet Pickstock Food's new contracts alongside their wider abattoir enterprises across the West Midlands. The processing of the resulting carcasses on site and collection will not be changed from the current movements. It is identified that the lawful abattoir operations are proceeding, and no intensification of use is proposed.

6.5 Residential Amenity

- 6.5.1 The closest residential dwellings to the Abattoir are the Coppice Farmhouse that originally was associated with the abattoir, Coppice House Farm, Mulberry Barn, Valley View Farmhouse and a range of converted barns including Sandstones and Ladyfields View that are located alongside these farmhouse dwellings. These properties are located to the south and southwest of the abattoir complex.
- 6.5.2 The access to these dwellings is via Coppice Farm Lane and a private road from Ticknall Road. To ensure the appropriate operation of the abattoir over the years and remove conflict between residential traffic to Coppice Farmhouse and other dwellings through the complex, Coppice Farm Lane was developed within the adjacent landholdings to provide a separate residential access to these properties. As such, the works to the northern access road and access points from Coal Lane will have no direct impact upon the access to these existing dwellings.
- 6.5.3 The areas of the site that are affected through the works proposed have already been used for those purposes including water tanks, stock unloading routes, storage areas and HGV parking. The main difference proposed through the application will be the enclosure of these activities. It is considered that the enclosure of stock routes will reduce noise disruption, as will the enclosure of pens and storage areas. This will have a favourable impact upon residential amenity by reducing unnecessary disturbances.
- 6.5.4 Due to the location of the extensions on the northern, western and eastern elevations of the existing building, they will not appear prominently within views from these identified dwellings due to their location to the south. Due to the disposition of existing dwellings and their distance from the extensions proposed, it is not considered that the increased form on site will give rise to any harm to residential amenity, whilst the activities will not be new and any impacts likely to be reduced by the resulting enclosure of spaces.

6.6 Acceptability of the Development

- 6.6.1 The development at the Coal Lane abattoir represents minor additions in comparison to the scale of expansion that has been granted at the site previously. The extensions proposed have been required to meet new regulations and standards enforced by the FSA under Health and Safety regulations in relation to food production and will ensure that the abattoir operations can continue on site.
- 6.6.2 Although the development has already been commenced, it is considered that the development is evidently appropriate and complies with the development management policies of South Derbyshire District Council.

- 6.6.3 In summary, the proposal demonstrates acceptable and sustainable development for the following reasons
1. The works to the building are limited in scope and have been implemented to support the ongoing operation of the abattoir which is in a suitable location for such a function;
 2. The separation of car and HGV traffic is a rationale previously accepted by the Council and the delivery of a car park within the hillside along the eastern boundary was approved previously through the extant 2012 consent. As such there is clear precedent for these works;
 3. Without the implemented works, the site's ability to conduct animal slaughter would be prohibited and constrain the abattoir use. This would have a direct influence upon the retention of the meat production use on site and continued operation of the facility, as without the reinstatement of full abattoir activities the existing jobs on site are at risk, which result in adverse impacts to the local rural economy;
 4. The design of the constructed extensions and water tank buildings responds to the existing industrial vernacular of the abattoir buildings; they are also appropriate for the rural location whilst retaining their functionality as industrial buildings, some of which have previously been granted permission through the 2012 consent;
 5. Rationalisation of the access points from Coal Lane provides greater highway safety whilst also according with the Health and Safety requirements for delivery of livestock and export of processed meat;
 6. The diversion of the PROW and erection of fencing around the complex will ensure that the site can be maintained securely in accordance with Food Standards and HSE requirements, as well as allowing Pickstock Foods to provide a safe, un-harassed working environment for their staff;
 7. There are no harmful ecological, environmental, landscape or visual impacts as a result of the development, with mitigation landscape planting proposed at the site frontage and eastern boundary.
- 6.6.4 It is considered that the development that has been commenced on site represents sustainable development in the rural area. It has not resulted in any harmful perceptible impacts and has secured the ongoing function of the abattoir as an important component of the rural economy.
- 6.6.5 Although the applicant commenced the proposed works ahead of achieving planning consent, the merits of the proposal should not be influenced by this. It is identified that that the immediate requirements of the Food Standards Agency have justified this action. Pickstock considered that the maintenance of the business and jobs at the abattoir were the most significant factors in initiating the development, particularly to ensure that existing employment was maintained.
- 6.6.6 Through the assertions presented through this statement, the development is in accordance with the objectives of national and local planning policy and represents sustainable industrial rural development within the site's local context of South Derbyshire.

7 RECOMMENDATIONS & CONCLUSIONS

7.1 Recommendations

- 7.1.1 It has been demonstrated that the commenced development at the abattoir proposed by Pickstock Foods Ltd represents sustainable development as it is prescribed in national guidance. The development has been commenced to respond immediately to action taken by the FSA to ensure that the operation of the site is made under the remits of the regulations of the HSE.
- 7.1.2 The proposed development will ensure that the operation of the abattoir can continue safely and within the confines of national requirements. As such, the works have commenced to maintain the function of Ashby Abattoir and so that it may continue as part of the local rural economy and food supply chain.
- 7.1.3 The extensions that have been constructed on the site are limited in scope and only represent a minor addition to the built form of the site when compared to the significant development previously consented in 2012. The erection of a larger structure to accommodate new water tanks on the site is complementary to the modified systems and a requirement to ensure the safe operation of the abattoir.
- 7.1.4 Similarly, the new boundary fencing will be softened with a scheme of trees and hedgerows to ensure the Coal Lane frontage is softened and to screen the appearance of the gable elevation in the street scene. A hedgerow will be planted along the eastern boundary to provide a new field limit that will also contribute to assimilating the complex's appearance in the landscape. Views from the north west and from Ticknall Road are not heavily influenced from the extensions and it is not intended to provide the same leylandii tree screen as before due to the maintenance and safety issues that had arisen as the trees aged.
- 7.1.5 Beyond the requirement of the extensions established by the Food Standards Agency, it has been demonstrated that the development complies with the provisions of local planning policy. The extensions that have been implemented at the site are wholly appropriate given the established use of the abattoir in a rural location. The design of the structures erected are similarly appropriate in their response to the agricultural vernacular consented in 2012 and reflects the design and appearance of existing buildings on site. The extensions respond to their immediate context and do not result in any harmful impacts that would otherwise be inappropriate or unsustainable.

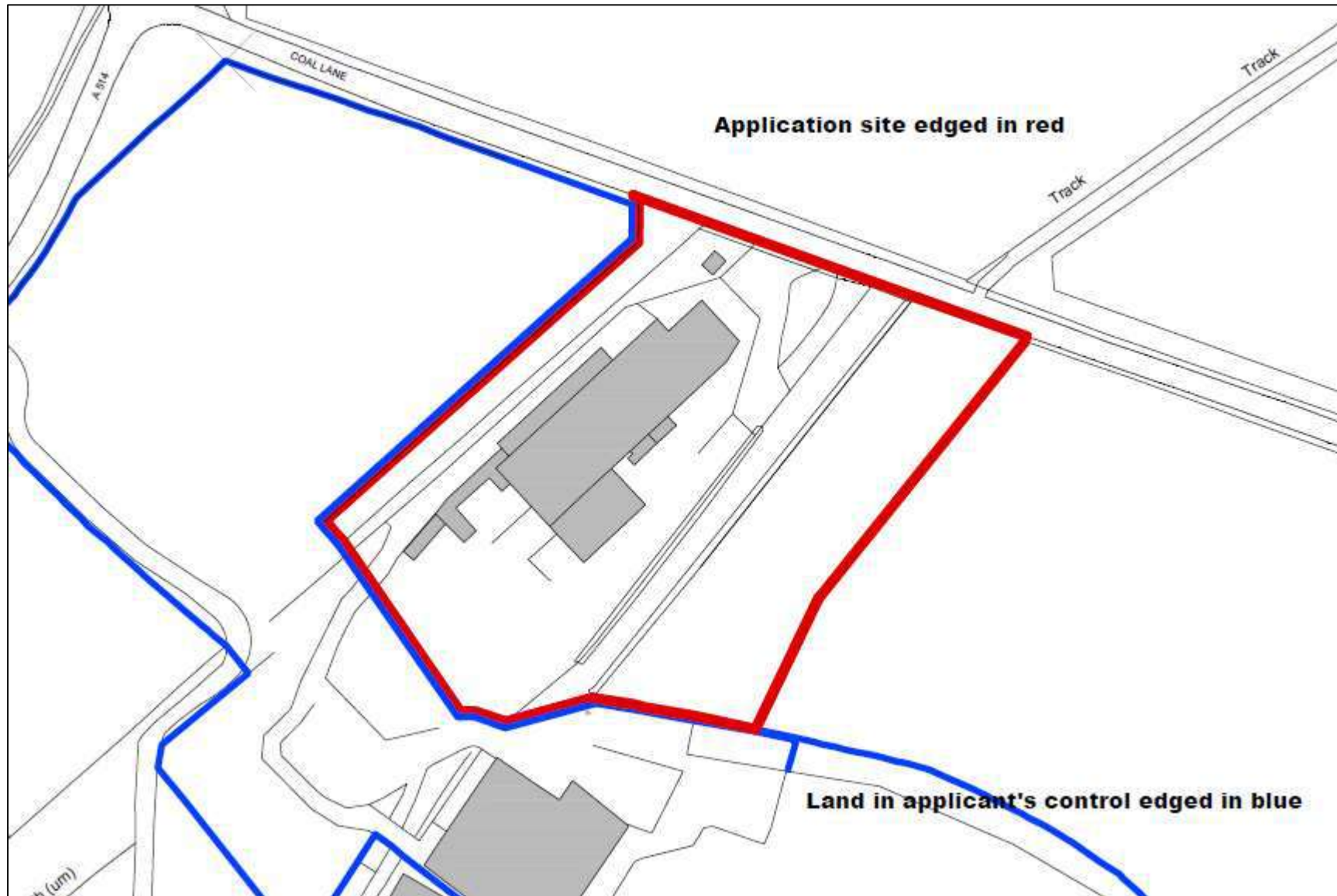
7.2 Conclusion

- 7.2.1 This supporting statement has established that the retrospective proposals at the Ashby Abattoir at Coal Lane represent sustainable development. They will ensure that the abattoir will meet FSA Regulations and allow its continued operation. As a key rural employer, the contribution of the facility to the rural economy should not be disregarded, particularly in respect of the resource it provides to local farmers. The proposed development will ensure the continued operation of the abattoir and maintain the ongoing function of this vital component of the rural economy.
- 7.2.2 The proposed development will not affect the residential amenity of dwellings in the locality, whilst the extensions will be viewed against the existing buildings on site so will not represent any additional landscape or visual intrusion. The removal of trees on the site frontage has made the

vehicle access points more identifiable whilst maintained the necessary visibility splays. The loss of trees along the north eastern boundary has not been as a direct result of the development but due to the failing of these trees due to their heights and related wind damage. From the assessment undertaken it is evident that the proposal will not result in any degree of material impact or harm.

- 7.2.3 The Council are therefore respectfully requested to receive this application positively and to grant retrospective planning permission expeditiously.

APPENDIX 1 – SITE LOCATION PLAN



APPENDIX 2 – 2012 EXTENSION SCHEME



no	car parking numbers reduced, golf levels added	16.07.12	ja
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project. proposed extensions & improvements to the Apsalott, site plan, Hartsome, Swadincorn, Doreyshire DE11 7BF drawing title site plan & site section			
drawing status Planning			
scale	date	checked	drawn
1:500 1:250 (@ A0)	june 2012	-	J.Ross
drawing no.			rev
1010-12-sit-p01(A0 1-500)			/
J.ROSS Developments Ltd 1188a St. Andrews Road, County, Drogheda, T15 6G2 01 856 1111 ext 101 - 0800 333333			





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project:
Proposed extensions & alterations to The Abattoir, Coal Lane, Hartshorne, South Derbyshire - Pickstock Ashby Ltd

drawing title
site survey / existing site plan

drawing status
Planning

scale 1:1000 @ A3	date 05-10-2010	checked -	drawn BL surveys
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drawing no. 1010 - 12 - sit04	rev
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APPENDIX 3 – FOOD STANDARDS AGENCY REQUIREMENTS



Pickstock Ashby

Date 13/9/19

Reference: HB/PA/Adv1

ADVISORY VISIT REGARDING APPROVAL OF ESTABLISHMENT UNDER REGULATION (EC) NO. 853/2004

Dear Mr Pickstock

Thank you for your expression of interest in opening a Food Business Establishment to which both Regulation (EC) 852/2004¹ and Regulation (EC) 853/2004² apply, to be approved under Regulation (EC) 853/2004 by the Food Standards Agency (FSA).

Following your application, you will receive an information pack and charges guide, which is intended to give you information and necessary guidance to assist you in your approval application. Establishments approved by the FSA attract charges for inspection and audits, where applicable. If you require a copy of the information pack and charges guide, please contact the Approvals Team (contact details are provided at the foot of this letter).

Following my advisory visit to your establishment on 6th September 2019 I enclose Copy of the Synopsis of Requirements for EC Food Hygiene Regulations which is a simplified guide to the structural and equipment requirements of the Regulations. As agreed I won't be sending list of deficiencies as the building is not yet finished.

¹ Regulation (EC) No 852/2004 on the hygiene of foodstuffs

² Regulation (EC) No 853/2004 laying down specific hygiene rules for food of animal origin

Information about how to satisfy the requirements of the EU Hygiene Package is available in the FSA Meat Industry Guide (MIG) which can be found on the FSA website – www.food.gov.uk/foodindustry/meat/guidehygienemeat. For further information about the application process, please contact the Approvals Team on **01904 232060** or by email on: approvals@foodstandards.gsi.gov.uk

Please do not hesitate to contact Me to discuss progress on your application, I will be happy to assist you with the approval of your establishment

Yours sincerely

Henrieta Bernardi, MRCVS

Field Veterinary Leader

Synopsis of Requirements for EC Food Hygiene Regulations

A simplified guide to the structural and equipment requirements of the Regulations.

The Food Hygiene Regulations 852/2004 – Hygiene of foodstuffs, sets out the general hygiene rules in the form of objectives for ‘good hygiene practices’ to be applied by all food businesses to protect customers.

The Food Hygiene Regulations 853/2004 – Specific Hygiene requirements for Food of Animal Origin, includes additional structural and operational requirements for meat production.

The Food Hygiene Regulations 854/2004 – Organisation of Official Controls on Products of Animal Origin intended for human consumption. Also includes the specific requirements for inspection and auditing duties of official veterinarians (OVs) and official auxiliaries (meat inspectors in UK).

Basic Requirements under 852

All Premises

1. Clean premises in good repair.
2. Size, layout, design, construction & siting must:
 - (a) Allow maintenance, cleaning, and/or disinfection; Avoid or minimise air borne contamination; Provide adequate working space.
 - (b) Protect against accumulation of dirt, shedding of particles into food and formation of condensation or “undesirable” mould;
 - (c) Permit Good Hygiene Practices – particular reference to pest control.
 - (d) Where necessary, provide suitable temp. Controlled handling conditions of sufficient capacity designed to allow temps to be monitored and, where necessary, recorded.
3. Adequate no. of flush lavatories connected to effective drainage system. Lavatories must not open directly into food rooms.
4. Adequate no. of wash hand basins suitably located. Hot & cold running water, cleaning materials and material for hygienic drying of hands.
5. Sufficient and suitable means of natural or mechanical ventilation. Mechanical systems must be readily accessible. Airflow from a contaminated area to a clean area to be avoided.
6. Sanitary conveniences to be ventilated (natural or mechanical).
7. Adequate natural and/or artificial lighting.

8. Drainage facilities to be adequate for purpose, designed and constructed to avoid risk of contamination. Drainage must ensure that waste does not flow from a contaminated to a clean area.
9. Where necessary – adequate changing facilities.
10. Separate storage for cleaning agents/disinfectants from food handling areas.

Specific Requirements in Food Preparation Areas

1. Design and layout must permit Good Hygiene Practices and protection against contamination. In particular:
 - (a) Floor surfaces must be sound and easy to clean. Must use impervious, non-absorbent, washable, non-toxic materials (unless etc.). Where appropriate, adequate surface drainage necessary.
 - (b) Sound walls, easy to clean and disinfect. Smooth surface to appropriate height using impervious, non-absorbent, washable and non-toxic materials.
 - (c) Ceilings and overhead fixtures or interior of roof to be constructed and finished to prevent accumulation of dirt, reduce condensation and growth of undesirable mould and particle shedding.
 - (d) Windows and other openings to be constructed to prevent accumulation of dirt.
Windows opening to exterior fitted with screens which can be removed for cleaning.
 - (e) Easily cleaned doors – smooth, non-absorbent surfaces.
 - (f) Surfaces and equipment in contact with food to be maintained in sound condition and be easy to clean.
2. Adequate facilities for cleaning, disinfecting and storage of tools and equipment. Facilities to be constructed of corrosion-resistant materials, be easy to clean, and have adequate hot and cold water supply.

Equipment Requirements

1. All articles, fittings and equipment contacting food must:-
 - (a) Be effectively cleaned and, where necessary, disinfected. Such cleansing & disinfection to take place at a frequency sufficient to avoid risk of contamination.
 - (b) Be so constructed of such materials and be kept in such good order, repair and condition as to minimise any risk of contamination.
 - (c) With the exception of non-returnable containers and packaging – be so constructed, be of such materials and be kept in such good order etc. – as to enable them to be kept clean and, where necessary, disinfected.
 - (d) Be installed in such a manner as to allow adequate cleaning of the equipment and the surrounding area.

Requirements under 853

Slaughterhouses – Meat from Domestic Ungulates (Red Meat) and Meat of Farmed Game

1.
 - (a) Slaughterhouses must have adequate and hygienic lairage facilities or, climate permitting, waiting pens that are easy to clean and disinfect. Equipment must include watering and, if necessary, feeding facilities.
Drainage of wastewater must not compromise food safety.
 - (b) They must have separate lockable facilities or, climate permitting, pens for sick or suspect animals with separate drainage, and sited to avoid contamination of other animals – unless the competent authority considers such facilities unnecessary.
 - (c) Size of lairage must ensure welfare is respected. Layout must facilitate ante-mortem inspections, including identification of animals or groups of animals.

2. To avoid contaminating meat, slaughterhouses must:-

- (a) Have a sufficient number of rooms appropriate to operations being carried out.
 - (b) Have a separate room for emptying and cleaning stomachs and intestines unless the Competent Authority authorises time separation of these operations in a specific slaughterhouse on a case-by-case basis.
 - (c) Ensure separation in space or time of:-
 - (i) Stunning and bleeding;
 - (ii) In the case of pigs – scalding, depilation, scraping and singeing;
 - (iii) Evisceration and further dressing;
 - (iv) Handling clean guts and tripe;
 - (v) Preparation and cleaning of other offal, particularly the handling of skinned heads if it does not take place at the slaughterline;
 - (vi) Offal packing;
 - (vii) Dispatching meat.
 - (d) Have installations that prevent contact between the meat and the floors, walls and fixtures.
 - (e) Have lines (where operated) that are designed to allow constant progress of the process and to avoid cross-contamination between different parts of the line.

Where more than one line is operated in the same premises, there must be adequate separation of the lines to prevent cross-contamination.
- 3. They must have facilities for disinfecting tools with hot water at not less than 82°C OR an alternative system having equivalent effect.
 - 4. Equipment for hand washing by staff handling exposed meat must have taps designed to prevent the spread of contamination.
 - 5. There must be lockable facilities for the refrigerated storage of detained meat and separate closable, lockable and cleanable facilities for storage of unfit meat.
 - 6. There must be a separate place with appropriate facilities for cleaning, washing and disinfection of livestock vehicles. However, slaughterhouses need not have these places and facilities if the Competent Authority so permits, and official authorised places and facilities exist nearby.
 - 7. They must have lockable casualty slaughter facilities – unless this slaughter takes place elsewhere in other establishments authorised by the Competent Authority, OR at the end of the normal slaughter period.
 - 8. If manure or digestive tract contents are stored, there must be a special place or area for that.
 - 9. They must have an adequately equipped lockable facility OR, where needed, a room for the exclusive use of the veterinary service.

Slaughterhouses – Meat from Poultry & Lagomorphs (White meat) and Meat of Farmed Game (Birds)

- 1. Slaughterhouses must have a room or covered space to the reception of the animals and for their inspection before slaughter.
- 2. To avoid contaminating meat, they must:-
 - (a) Have a sufficient number of rooms, appropriate to the operations being carried out;
 - (b) Have a separate room for evisceration and further dressing, including the addition of seasonings to whole poultry carcasses – unless the Competent Authority authorises separation in time of these operations within a specific slaughterhouse on a case-by-case basis.
 - (c) Ensure separation in space or time of the following operations:-
 - (i) Stunning and bleeding;
 - (ii) Plucking or skinning, and any scalding;
 - (iii) Dispatching meat.
 - (d) Have installations that prevent contact between the meat and the floors, walls and fixtures;

- (e) Have slaughterlines (where operated) that are designed to allow a constant progress of the process and to avoid cross contamination between the different parts of the line. Where more than one line is operated in the premises, there must be adequate separation of the lines to avoid cross contamination.
- 3. They must have facilities for disinfecting tools with hot water at not less than 82°C or an alternative system having equivalent effect.
- 4. Equipment for hand washing by staff handling exposed meat must have taps designed to prevent the spread of contamination.
- 5. There must be lockable facilities for the refrigerated storage of detained meat and separate closable, lockable and cleanable facilities for the storage of unfit meat.
- 6. There must be a separate place with appropriate facilities for the cleaning, washing and disinfection of:-
 - (a) Transport equipment such as crates;
 - (b) Livestock vehicles.
 These places and facilities are not compulsory for (b) if officially authorised places and facilities exist nearby.
- 7. They must have an adequately equipped lockable facility or, where needed, room for the exclusive use of the veterinary service.

Requirements under 853 (additional to 852)

Cutting Premises – Meat from Domestic Ungulates (Red Meat), Meat of Farmed Game and Wild Game Meat

- 1. Plants are constructed so as to avoid contamination of meat – in particular by:-
 - (a) Allowing constant progress of operations,
 - OR
 - (b) Ensuring separation between the different production batches.
- 2. Have separate rooms for storage of packaged and exposed meat – unless stored at different times or in such a way that the packaging material and the manner of storage cannot be a source of contamination.
- 3. Have cutting rooms equipped to ensure compliance with Annex III, Section I, Chapter V, eg. Work on meat must be organised to prevent or minimise contamination. In particular, operators must ensure that:-
 - (a) Meat intended for cutting is brought into workrooms progressively as needed;
 - (b) During cutting, boning, trimming, slicing, dicing, wrapping and packaging, the meat is maintained at not more than 3°C for offal and 7°C for other meat by means of an ambient temp. of not more than 12°C OR an alternative system having an equivalent effect;
 - (c) Where premises are approved for cutting meat of different spp., precautions are taken to avoid cross contamination, where necessary by separation of the operations on the different spp. in either space or time.
- 4. Have wash hand basins with taps designed to prevent spread contamination for staff handling exposed meat.
- 5. Have hot water sterilisers operating at not less than 82°C OR an alternative system having an equivalent effect.

Cutting Premises – Meat from Poultry & Lagomorphs (White meat), Meat of Farmed Game and Wild Game Meat

1. Plants are constructed so as to avoid contamination of meat – in particular by:-
 - (a) Allowing constant progress of operators, OR
 - (b) Ensuring separation between the different production batches.
2. Have separate rooms for storage of packaged and exposed meat – unless stored at different times or in such a way that the packaging material and the manner of storage cannot be a source of contamination.
3. Have cutting rooms equipped to ensure compliance with the requirements laid down in Annex III, Section II, Chapter V of 853. Eg.
Work on meat must be organised to prevent or minimise contamination. In particular, operators must ensure that:-
 - (a) Meat intended for cutting is brought into the workrooms progressively as needed;
 - (b) During cutting, boning, trimming, slicing, dicing, wrapping and packaging, the meat is maintained at not more than 4°C by means of an ambient temp of not more than 12°C OR an alternative system having an equivalent effect.
 - (c) Where premises are approved for the cutting of different animal species, precautions are taken to avoid cross-contamination, where necessary by separation of the operations on the different spp in either space or time.
4. Meat may be boned and cut prior to reaching 4°C when slaughterhouse and cutting premises are on the same site providing it is transferred to the cutting room either:-
 - (a) Directly from the slaughter premises, OR
 - (b) After a period in a chiller.
5. In such cases meat must be chilled to 4°C as soon as it is cut and where appropriate packaged.
6. Exposed meat must be stored and transported separately from packaged meat – unless stored or transported at different times or in such a way that the packaging material and the manner of storage or transport cannot be a source of contamination.
7. Have wash hand basins used by staff handling exposed meat with taps designed to prevent spread of contamination.
8. Have hot water sterilisers operating at not less than 82°C OR an equivalent system having an equivalent effect.
9. If delayed evisceration or evisceration of “foie gras” geese or ducks stunned, bled and plucked on farm takes place – the cutting premises must have separate rooms which are available for that purpose.

APPENDIX 4 – FLOOD RISK ASSESSMENT

Requirement

Due to size of the application site being circa 1.35ha (in excess of 1ha), the proposal is required to be considered alongside a Flood Risk Assessment of appropriate details to establish the risk of flooding to the development and whether the scheme will increase the risk of flooding elsewhere.

National Guidance advises that the Environment Agency's standing advice should be followed for assessments in certain circumstances, such as extensions of less than 250sqm or less vulnerable uses. The Abattoir use proposed is considered to be a less vulnerable use and therefore the recommendations of Product 3 are being followed, as far as they are relevant to the development and site characteristics.

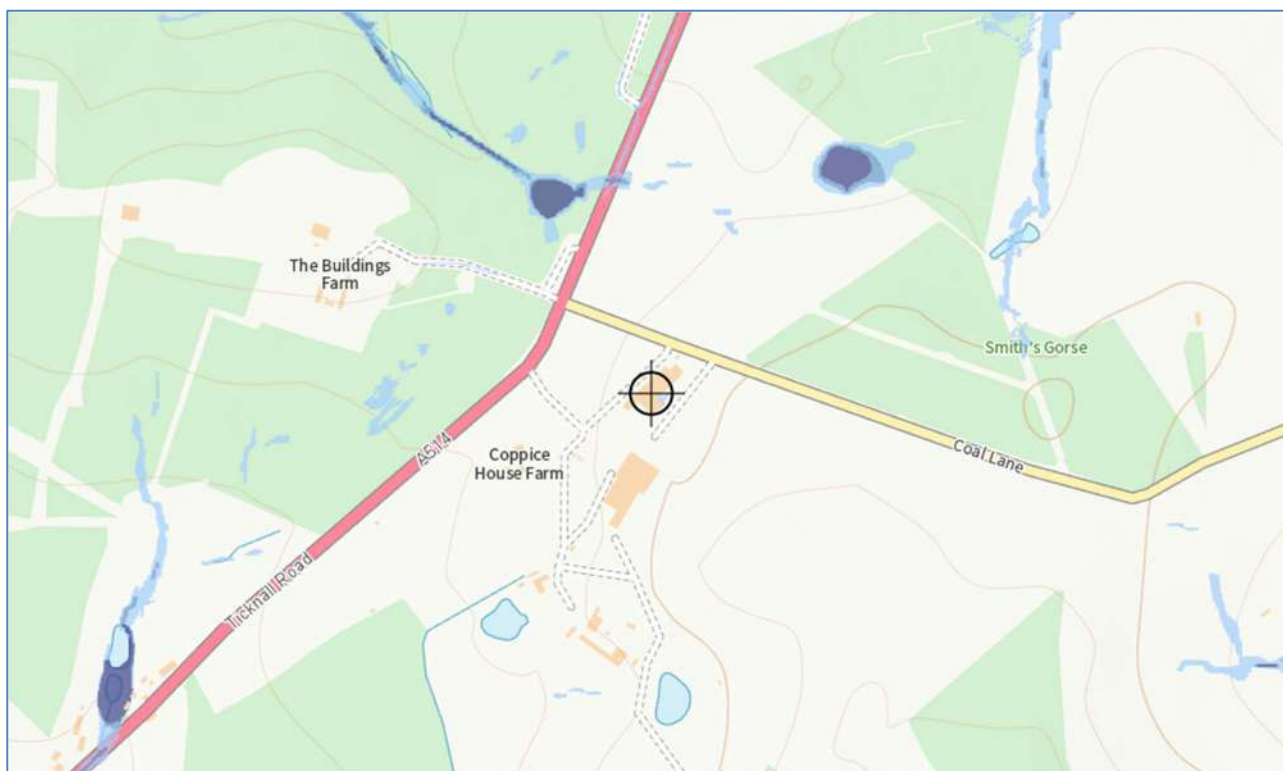
- Product 3: Basic Flood Risk Assessment Map, including flood zones, defences and storage areas, areas benefiting from defences, statutory main river designations and some key modelled flood levels

The Development site and location

The application site is located on high ground within Flood Zone 1 and is not within 20m of a watercourse or Main River. The Abattoir use represents B2 General Industrial use due to the processes and nature of the development. The site is an established Abattoir site fronting onto Coal Lane. The ground level of the complex drops down from Coal Lane and forms a level area where buildings are located as well as a large hard surfaced area for parking and HGV turning.

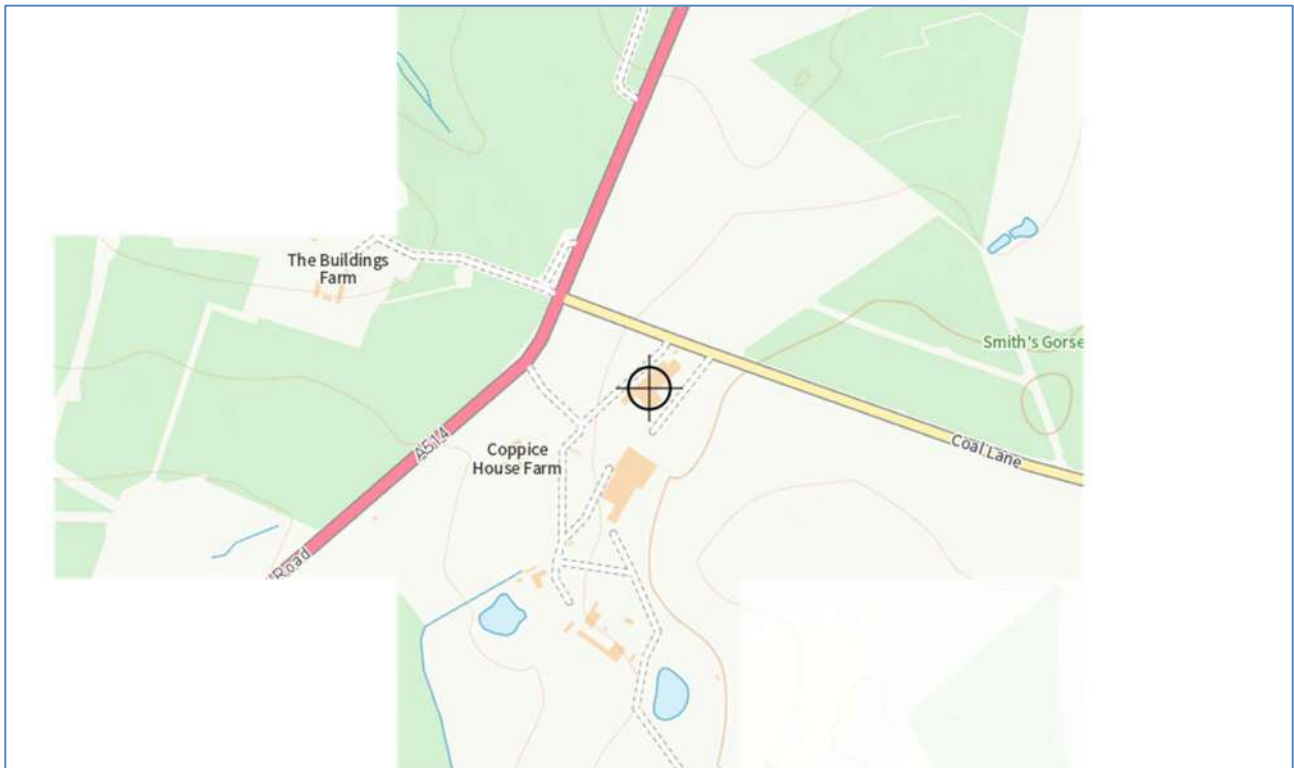
Flood risk summary for the area around: PICKSTOCK FOODS, 2, COAL LANE, HARTSHORNE,

Surface water = Low risk



Rivers and the sea = Very low risk

Very low risk means that each year this area has a chance of flooding of less than 0.1%. This assessment takes into account any flood defences.



The Development Proposal

The application seeks to provide coverings over existing areas of outdoor storage and animal waiting/passage areas or access road and to enclose exterior refrigeration/staircase areas to meet Food Standards and Health & Safety Requirements. There is not extension to the area of hard standing proposed and the existing drainage arrangement for the site are not altered, only the surface water generated from rainfall directed from the roofs via drainpipes to the site's drainage system rather than the existing drainage runs through the hardstanding areas.

Along the front of the site to Coal Lane a section of the hardstanding to the front and side of the building will be excavated to be level with other areas of the complex, amounting to a reduction of approximately 2m from the ground level of Coal Lane 53.67mAOD to the existing yard level of 51.62mAOD. To the south of the car park where the hill steepens the required retaining wall will be increased to 3m in height.

The only additional area of built area that is proposed is in relation to the new staff and visitor car parking within the western area of the site, where the existing overspill car park will be enlarged. This will result in excavation into the sloping hillside to provide a car parking area at around the same ground level as Coal Lane of 54.50mAOD, with a graduated driveway linking to the complex following the route of the existing access road. The additional car parking will be served from a tarmac driveway that primarily follows the route of the existing access road, with car parking spaces formed from crushed hardcore to allow for permeation of rainwaters.

Drainage Strategy

The Drainage Strategy for the site is unchanged and there will be no increased level of surface water run off as the extensions to the building simply cover existing areas of hardstanding or enclose external stairwells or freezer bays. The areas of the front extension that have been excavated to the level of the established complex already drain into the site's drainage system through drainage runs. The existing landscaped frontage of the site has no active drainage and permeates or drains onto adjacent hard surfacing areas. This will continue through the development.



Original Frontage of the site @2011 Google Streetview showing the expanse of hardstanding

The extended area of visitor and worker car parking will rely upon the permeation for surface water drainage through the use of crushed hard core surfacing from the parking spaces themselves. This is intended to result in no increase in surface water run off in comparison to the existing greenfield circumstances and follows the approach taken with the existing area of overspill car park that was surface with grasscrete. Apart from this new car park, there are no additional areas of hardstanding to be drained.

Although it is often sought to revise an existing drainage arrangement to incorporate sustainable drainage measures that incorporate treatment trains, permeation and attenuation, through the scheme there will be no discernible increased in surface water discharged as a result of the development. Furthermore, the testing that was undertaken previously to discharge the drainage planning conditions of the extent extension scheme 9/2012/0592, identified that the main area of the complex and field to the west had low porosity levels and was not suitable for soakaways.

It can be demonstrated that the development is not at risk of flooding from and flood water sources now or in the future due to climate change. The nature of the extensions to the building will not increase the amount of hardstanding drainage on the site, whilst the resurfacing of access roads and yard areas relate to existing hardstanding surfaces that will not extend the area to be drained. The additional area of visitor and staff car parking proposed along the eastern boundary will rely chiefly upon permeation of surface waters to ground through a permeable surface; whilst the tarmacked areas of access roads will drain into the existing drainage system to replace the existing access road.

APPENDIX 5 – SOAKAWAY TEST RESULTS

Our Ref J3089/15/E
8th May 2015

J. Ross Developments
Unit 17,
Mile Oak Ind. Est.
Maesbury Road,
Oswestry
SY10 8GA

Environmental
Geotechnical
Specialists



For the attention of Mr James Ellis,

Dear Sir,

Ref: Pickstock Abattoir, Ticknall Road, Swadlincote

We thank you for your request to undertake permeability testing and gas monitoring at the above mentioned site and take pleasure in enclosing the results of this work. The investigation was undertaken on the 7th April 2015 in accordance with your instruction to proceed and further to our geo-environmental report for the site presented as J1757/10/E in December 2010. This letter describes the work undertaken, presents the data obtained and discusses the results of the tests.

Fieldworks

Windowless Sample Boreholes

The programme of this investigation included the excavation of three boreholes using a drive-in windowless sampler. The cores were undertaken in 1m lengths and reduced in diameter from 90mm for the first 1m through 80mm, 70mm and 60mm for subsequent 1m increments. The recovered cores were sealed and returned to the laboratory for logging. The soils were described in general accordance with BS5930: 1999, as amended in 2010, and full descriptions are given on the window sample records which are attached to this letter. Also included on these records are the core diameters and percentages of core recovered.

Soakaway Tests

During the excavation of the boreholes, soakaway tests were undertaken at a depth of 2.0m, utilising the base of the borehole as the soakage stratum. As the borehole was drilled, a 115mm diameter temporary casing was installed, the casing was then filled with water and the water level was monitored at timed intervals relative to a reference point, which in this case was the top of the casing. The soakaway tests were conducted and calculated in general accordance with the method given by BRE Digest 365 and the results are also attached to this letter.

Gas Monitoring Standpipes

In addition, gas monitoring standpipes were installed to the full depth of each borehole and the details of the installations are shown on the appropriate borehole records. In all cases, the monitoring standpipe consisted of a perforated pipe from the base of the borehole to 1.0m below surface, with a non-perforated pipe to ground

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Company No: 5130864

level. The response zone was filled with pea gravel, with a bentonite seal above and the installation was capped with a stop box cover in a concrete surround.

Strata Conditions

In accordance with the geology of the area as discussed in the previous geo-environmental report, the succession has been shown to include the following:

Table 1: Generalised strata profile

Depth (m below ground level, to underside of layer)	Strata type	Locations Present	Groundwater strikes (m below ground level)
0.10 – 0.30	Topsoil	ALL	None
0.35 – 1.45	Made Ground	WS01 & WS02	None
+0.60 - +2.00	Weathered Pennine Lower Coal Measures Formation	ALL	None

'+' Denotes that the strata extended below the termination depth of the investigated positions, thus the extent of the deposit is only proven to the depths indicated.

Soakaway Tests

The results obtained from the soakaway tests are attached to this letter and are summarised below.

Table 2: Soakaway Test Results

Location	Soakage Area Dimensions (average) (m)	Test Depth (m)	Soil Description		Infiltration Rate (m/sec)	Drainage Characteristics
			Base of Bore	Side of Bore (below casing)		
WS01	0.2 (below casing) x 0.152 (diameter)	2.0	Soft becoming firm, sandy CLAY with thin beds of silt	As base of pit	9.3×10^{-6}	Marginal (Poor/Good)
WS02	0.2 (below casing) x 0.152 (diameter)	2.0	Extremely weak, grey mottled orangish brown MUDSTONE	As base of pit	$*4.4 \times 10^{-8}$	Practically Impermeable
WS03	0.2 (below casing) x 0.152 (diameter)	2.0	Soft becoming firm, silty CLAY	As base of pit	$*5.9 \times 10^{-8}$	Practically Impermeable

*Whilst this value was obtained from the soakaway test result, it must be appreciated that this apparent infiltration rate was obtained from the initial drop in water level within in the first minute of the test. Subsequent results saw no movement in water level, in any event the result and the lack of subsequent movement suggests that the soakage stratum is practically impermeable.

Gas Monitoring

Visits were made to site between the 15th April and the 6th May 2015, when the gas standpipes were monitored. The results of this work are tabulated below.

Table 3: Gas monitoring

Location	Date	CH ₄ (%)	CO ₂ (%)	O ₂ (%)	Flow (l/h)	Barometric Pressure (mb)	Water Level (m BGL)	Standpipe Base (m BGL)
WS01	15/04/15	0.0	1.0	20.5	-0.2	999	0.5	3.9
	22/04/15	0.0	1.0	20.6	-0.1	1014	0.6	
	29/04/15	0.0	1.5	20.5	-0.2	992	0.7	
	06/05/15	0.0	1.7	20.4	-0.2	980	0.7	
WS02	15/04/15	0.0	2.7	20.5	-0.1	999	0.9	3.0
	22/04/15	0.0	2.1	20.4	0.1	1014	0.8	
	29/04/15	0.0	1.7	20.9	0.2	992	0.9	
	06/05/15	0.0	1.8	19.8	0.2	980	1.0	
WS03	15/04/15	0.0	1.3	20.7	0.2	1000	0.2	2.8
	22/04/15	0.1	1.9	20.5	-0.1	1015	0.5	
	29/04/15	0.0	1.7	20.1	-0.2	992	0.8	
	06/05/15	0.0	0.8	20.6	-0.1	981	0.1	

This work was undertaken using a Geotechnical Instruments (UK) Ltd. GA2000+ (serial No GA08272) which was last calibrated on the 2nd April 2015. It may be appreciated that negative flow results indicate suction into the standpipe.

Discussion

Soakaways

The soakage rates obtained from the testing during the investigation were found to be poor, with practically impermeable soils being generally revealed across the site. Whilst a marginal, poor/good, result was obtained from the soakaway within WS01, it should be appreciated that this is likely to be associated with the silt bands within the clay and thus could not be proposed as suitable soakage stratum. On this basis, soakaways could not be recommended at this site and alternative drainage systems should be employed.

Gas Monitoring

The results of the monitoring visits indicated that there were negligible amounts of methane recorded, with results ranging between 0.0% and 0.1%, in association with concentrations of carbon dioxide in the range of 0.8% and 2.7% and oxygen levels of between 19.8% and 20.9%. In addition, a maximum flow rate of 0.2 litres per hour was recorded and will be employed in any calculations. It may be appreciated that on non-contaminated sites there is generally about 20% by volume of oxygen, associated with low levels of carbon dioxide.

The principal driving force for initiating the movement of gas in the ground is a change in barometric pressure. The most onerous gas condition on a site is usually observed on days of low or falling barometric pressure, preferably below 1000mb. It has been noted that measurements undertaken solely during high pressure conditions may be of lesser value. At this site the readings undertaken to date were at atmospheric pressures ranging from 980mb and 1015mb.

Subsequent to the completion of this gas monitoring programme, it is apparent that carbon dioxide gas is present within the soils at the site. However, it can be seen that this gas is present in boreholes which have response zones wholly within the weathered deposits of the Pennine Lower Coal Measures, albeit with a capping of made ground. It therefore cannot be concluded that the made ground is the source of

the carbon dioxide. It can however be suggested that the carbon dioxide may be being produced by the coal measures.

In order to establish the gas screening value (GSV) for carbon dioxide or methane, the maximum gas concentration (expressed as a decimal) is multiplied by the borehole flow rate (l/hr). In this case the maximum gas concentration of carbon dioxide was 2.7% (0.027) and methane, 0.2% (0.002), in association with a maximum flow rate of 0.2 l/hr. This results in a GSV of 0.0054 l/hr for carbon dioxide, 0.0004 l/hr for methane.

In accordance with Table 8.5, *Modified Wilson and Card classification* of the CIRIA report C665, *Assessing risks posed by ground gasses to building*, the site may be characterised as *Characteristic Situation Level 1*. It is therefore considered that there is a very low risk of harm to site operatives, end-users and neighbors.

With regard to the number of monitoring visits required reference is made to Tables 5.5a and 5.5b of CIRIA report C665 (2007)¹. Considering the most onerous scenario that the proposed development is of high sensitivity (residential with gardens) and that the generation potential is very low to low, these tables suggest that between 6 and 9 readings could be undertaken over a period of 3 to 6 months. However, C665 notes that *not all sites will require gas monitoring for the period and frequency indicated in Tables 5.5a and 5.5b*.

In this case a total of four monitoring visits were undertaken over a four week time period, at which point monitoring was terminated because it was decided to assume a Characteristic Situation level 1 for the site. The sufficiency of gas monitoring data is considered in BS 8576: 2013: *Guidance on investigations for ground gas – Permanent gasses and Volatile Organic Compounds (VOCs)*. In this standard *Table F3, Assessing sufficiency of data* has been employed to justify the curtailment of monitoring.

In this context it should be noted that the gas screening value threshold for Characteristic Situation level 1 is <0.07 l/hr. Assuming the flow rate remains constant at 0.2 l/hr the gas concentration would need to increase 35% to move into the next risk band. Moreover, by keeping the concentration constant, the flow rate would need to increase to 2.6 l/hr to move into the next band. Changes of this magnitude would represent a thirteen fold increase above the levels recorded at the site. We consider that these increases are not feasible as the site is not a generating source. In view of the above it is considered that with respect to gas monitoring, the site is fully characterised.

It is considered that further work at the site, presented in this letter, does not materially alter the risk assessment and remediation strategy for the site proposed in the previous geo-environmental report.

References

Building Research Establishment (BRE) Digest 365, *Soakaway Design*, September 1991.

British Standards Institution (1999) BS5930: *Code of practice for site investigations*, B.S.I., London.

¹ Adapted from tables 5.5a and 5.5b of CIRIA C665, 2007, *Assessing risks posed by hazardous ground gas to buildings*, p60.

British Standards Institution (2010), Amendment No 1&2, BS5930: *Code of practice for site investigations*, B.S.I., London.

Wilson S, Oliver S, Mallet H, Hutchings H, Card G, *Assessing risks posed by ground gasses to buildings*, CIRIA Report C665.

We trust that this information is of interest and should you have any other requirements do not hesitate to contact us.

For and on behalf of
Rogers Geotechnical Services,

Yours Faithfully

James Farnsworth BEng, FGS.
Geotechnical Engineer

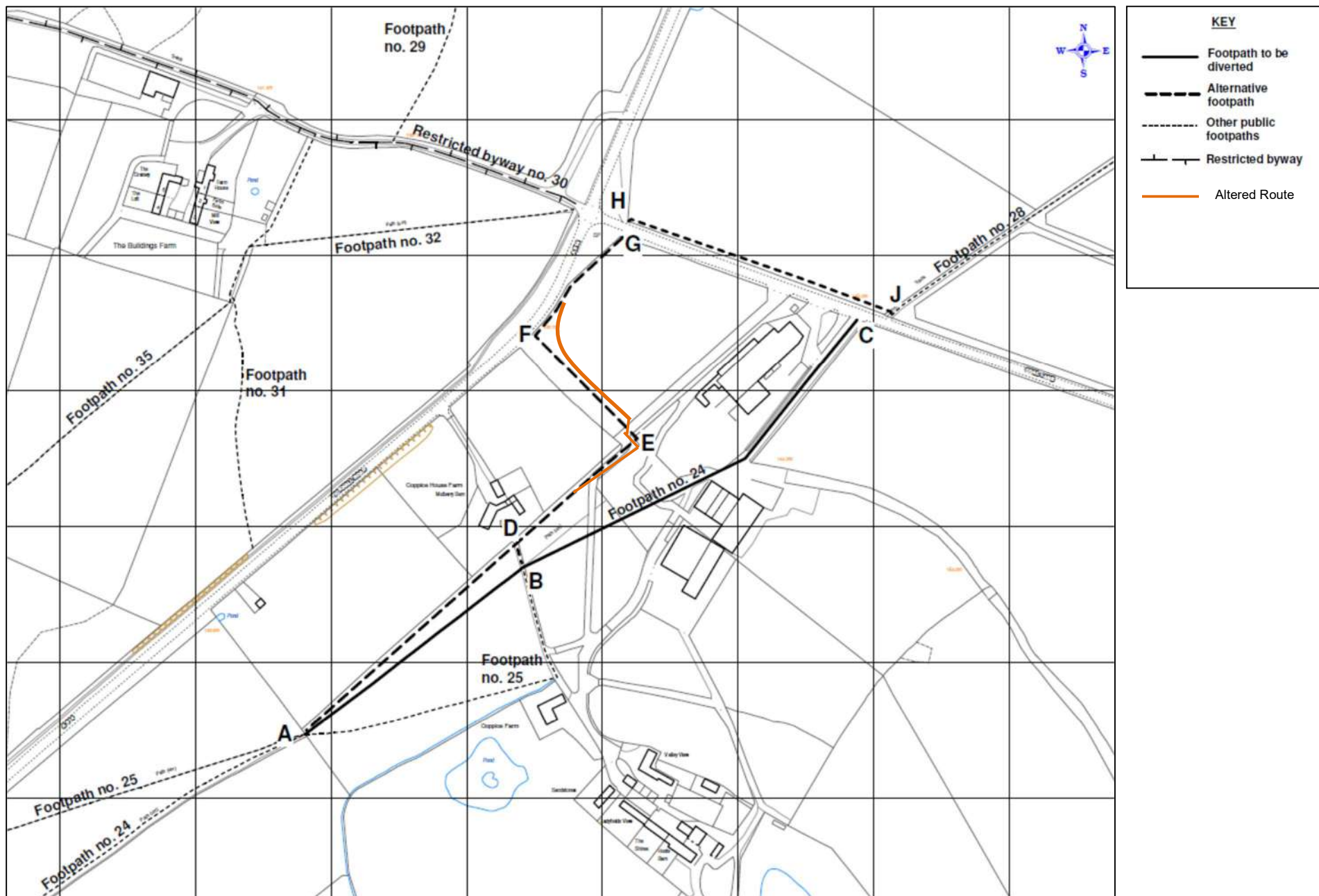
Steve Rogers CEng, CGeol, MICE, MCIHT, FGS.
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APPENDIX 6 – PROW DIVERSION



APPENDIX 7 – LANDSCAPE APPRAISAL



Appraisal of Ashby Abattoir's Visual Appearance within the Landscape and Development Impacts

Extensions to Abattoir Building and
new car park area





The context of the site is informed chiefly by its sloping topography, surrounding woodlands and established hedgerows. These considerations have influenced the Visual Scheme of Influence for the site and the proposed development; which despite the elevated position of the site is relatively restricted.

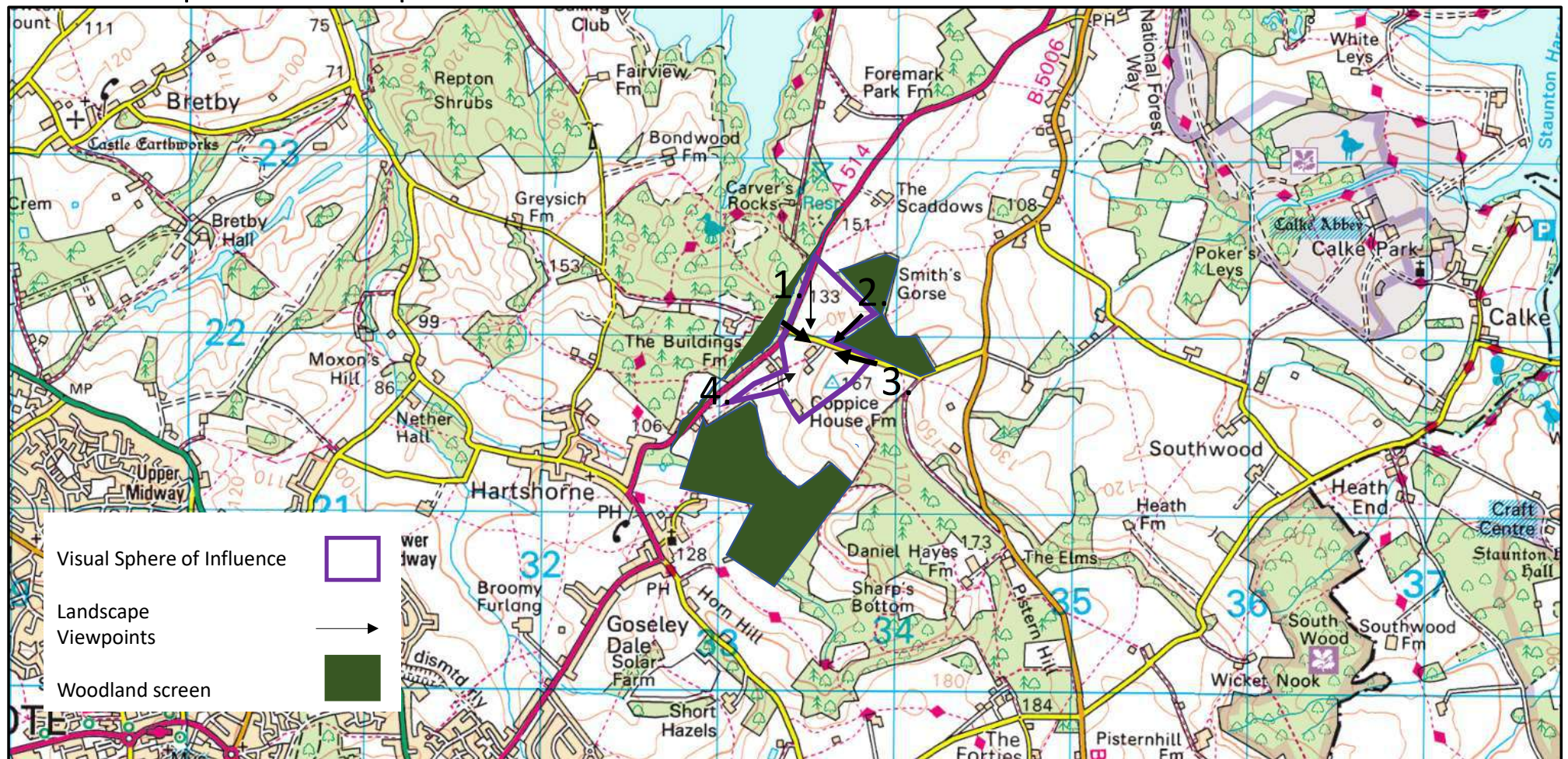
This appraisal has also assessed the site in its current condition, which does not have the leylandii tree line along the northern boundary. The visibility of the existing abattoir buildings increased in prominence due to the removal of these trees, unrelated to the proposed extensions and car park works. This appraisal will assess whether the development works introduce an unacceptable degree of prominence or visual harm to the landscape that is influenced by the abattoir complex.



The original Abattoir buildings relate to a range of sheds finished in a dark green colour, that appear as barns /agricultural buildings within the wider landscape setting. Set back from the highway, the complex's areas of activity are chiefly to the rear of the buildings; with areas of car parking and servicing surrounding the building to the east and south.

Through the proposed development of uncovered storage, animal runs and servicing/refrigeration's areas are to be enclosed. The requirement to cover these storage/service areas has been informed by the requirements of the Food Standards Agency and HSE. The covering of areas is achieved through the extension of the existing roof to the sides, with no increase in height or change to the roof angle; whilst the front extension simply extends the existing gable forward toward Coal Lane.

Landscape and Visual Sphere of Influence





- 1.

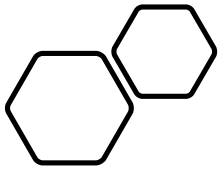
Views from the North West of the site offer a clear sight of the abattoir, visible above the established hedgerows due to the raised topography. Views onto the western elevations and roof of the building are also clearly visible from the diverted PROW route through the western field. However, views from the public footpaths to the west of Ticknall Road are obscured due to the existing established woodland, with no views of the site possible. Glimpses of the buildings that are available from the highway appear as agricultural barns, and the extensions or proposed car park areas are not discernible. The extensions to the side and front of the building appear no more visible than the existing abattoir buildings, and as they do not increase the overall height of the building do not increase the prominence of the building within these views.



Previous views from the North West of the site, from the Ticknall Road junction with Coal Lane show the abattoir buildings screened by a combination of hedgerows and trees. Glimpses through this were available where trees had fallen, showing a green shed/barn building that reflected the agricultural character of the area.



What can be attained from these images from June 2011 is that views toward the site from the west, and also from Coal Lane along the northern access road into the site, were screened by an established line of leylandii trees. However, this tree screen was removed by the applicant as a result of their failing condition and a number of the trees falling in high winds. Due to their location adjacent to the access and abattoir buildings they were deemed to pose a risk to staff and buildings. These trees were not protected by Tree Preservation Orders or through Planning Conditions on previous planning consents. Their replacement through the application is not intended due to the changed arrangement of the site, and the proposed extension works enclosing the existing animal run that is on the other side of the former tree line.



- 2.

Views from the public footpath on the opposite side of Coal Lane, directly to the north are partially obscured by trees and partly maintained hedgerows.

The proposed gateway to the abattoir and additional area of car parking is obscured within views along the PROW due to the formation of a grassed mound adjacent to the gateway.

Proposed tree planting on this landscape mound will further obscure any parked vehicles from view.





Previous Views from the East of the site, such as those shown in the 2011 Google Streetview Images above, show that the Abattoir buildings are obscured from view through the rising topography adjacent, the elevated driveway and existing trees. The existing buildings are visible through the site entrance from Coal Lane, with a green shed-like appearance to offset their visual impact.

The extension of these buildings through the proposal will not increase the prominence of the existing building. The greatest influence on views from the east has been the removal of the hedgerow alongside the access road within the site complex.

• 3.

Mitigation for this loss will be achieved through a replacement hedgerow along the boundary. This will create a suitable edge to the eastern field that will aid assimilation into the landscape. Due to the 2 to 3 metre drop in ground levels, the parked vehicles will not be visible within the views from the east.



View along Coal Lane



View above existing roadside hedgerows

Current views from the East of the site, offer partly obscured views toward the abattoir buildings, with the local topography and hedgerows restricting visibility. Appearance of buildings above the established hedgerows along the highway are fairly limited due to the sloping topography of the hillside. The buildings are obscured from the hilltop views along Coal Lane and from views along the PROWs further to the east, an area on the other side of the hill, and provide no indication of the Abattoir's presence.



View from Ticknall Road towards Coal Lane

4. The woodland and hedge planting at this viewpoint ensure the existing Abattoir buildings are completely obscured.



5. The Southwestern aspect is crisscrossed by public footpaths and private driveways to residences. However, direct views are restricted by mature hedgerows, trees and existing buildings relating to the surrounding dwellings and existing buildings on the abattoir complex.