

Armon Limited

Proposed CP Facility.

19-11-2018

Background Statement regarding the Proposed Building at Armon.

1. Armon is an expanding and progressive meat processing company seeking to maximise their facilities capabilities and grow new business.
2. Future flexibility is an important factor in Armon philosophy. Modern companies need to be able to respond to changing market conditions and production methods.
3. With this in mind Armon is always seeking to improve their production efficiency and is currently undergoing significant investment in innovative production equipment to ensure that the business maintains a competitive edge. This process is scheduled for completion in late 2018. This will result in the loss of 9 jobs.
4. Following on from this Armon is seeking to redress the loss of the jobs to some degree by further investment in a new building which hopefully will result in the creation of 6 new jobs.
5. Adjoining the Armon buildings is a vacant site which was no longer required by the Gas Board and has been acquired by Armon.
6. The site is situated within the Minera Five Crosses Industrial Estate and Armon seek to create a separate facility that will enhance the companies capability.
7. The site has a history of food processing activity, as does the Industrial Estate itself, which is home to amongst others Thomlinson Dairy and the Village Bakery.
8. The site is an awkward one, with parking and traffic flows being problematic. The design of the proposals seek to overcome these issues as best as the site and surrounding area constraints will allow. To this end a new driveway and access is proposed such that outbound vehicles can generally leave the site without having to utilise the inbound route. Ideally the existing access to the application site would be retained however consultation with Highways has indicated that if the new access is to be created then the existing access should be closed off. This new driveway would be for the sole use of Armon related traffic.
9. Some additional parking is proposed alongside the new driveway. This results in the net gain of 8 parking spaces.
10. The site is sloping with a difference in level between the highest and lowest points being approximately 2 metres. The current proposals have set the production finished floor level at the higher level to avoid having to carry out expensive major earthworks. This is one reason why retaining the existing site access is a preferred option.
11. The core of Armon business model revolves around the turnaround and processing of meat based products. This requires essentially, two main elements for a successful operation, namely a central accessible production area with adequate provision for cold storage surrounding this. This arrangement is considered to be the most efficient and

provides flexibility for future changes to equipment and methods.

12. As has been demonstrated in paragraph 3, automation is an important factor for this company and the new facility will benefit from installation of the most efficient machinery available. The result of this is that production staff numbers are kept to a minimum thus reducing pressure on parking spaces.
13. Drawing SK37 provides a summary of floor areas and staff numbers. Drawings 02 and SK34 show details of the existing and proposed parking numbers. Whilst the parking provision proposed does not quite meet the LPA parking guidelines it is considered that the nett reduction in staff numbers compensates for this shortfall.