

Appendix 2

List of conditions in the event of appeal **32161187** being allowed

Condition 1

The development shall operate in strict accordance with the ADAS Pre-operational Odour Management Plan received on 13 March 2017 and approved on 18 April 2017.

Reason

To ensure the development operates in a manner that does not harm the amenity of the occupiers of nearby properties and to ensure compliance with UDP policy GDP1(f)

Condition 2

The system for the treatment of foul water and effluent installed in accordance with the details received on 26 July 2017 and approved on 24 August 2017 shall be retained and maintained in an operational condition.

Reason

To prevent pollution of the River Dee and ensure compliance with UDP policy GDP1(f)

Condition 3

The development shall operate in strict accordance with the Environoise Consulting Limited Noise Impact Assessment to Discharge Planning Conditions received on 13 March 2017 and approved on 18 April 2017.

Reason

To ensure the development operates in a manner that does not harm the amenity of the occupiers of nearby properties and to ensure compliance with UDP policy GDP1(f)

Condition 4

The mechanism put in place for management of surface water run-off in accordance with the details received on 26 July 2017 and approved on 24 August 2017 shall be retained and maintained in an operational condition.

Condition 5

No more than 400,000 birds shall be processed each week at the site subject to this permission until the main (south-western) vehicular access has been provided with visibility splays of 2.4 metres x 121 metres to the north-east and 2.4 metres x 110 metres to the south-west measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

Reason

To ensure that adequate visibility is provided at the proposed point of access to the highway and ensure compliance with UDP policy GDP1(d)

Condition 6

No more than 400,000 birds shall be processed each week at the site subject to this permission until the improvements to the junction shown on drawing no. VN7085-D108 and referred to in paragraph 3.2 of the document Vectos Maelor Foods, Further WCBC Discussions – May 2018 has have been implemented in full.

Reason

To ensure that a safe means of access is provided to/from the site, in particular for HGVs and ensure compliance with UDP policy GDP1(d)

Condition 7

No more than 400,000 birds shall be processed each week at the site subject to this permission until the use of the land subject to planning permission P/2018/0591 as a transport logistics depot has permanently ceased.

Reason

To secure a net increase in the amount of traffic using Pickhill Lane and the Pickhill Lane/A525 junction in the interests of protecting the amenities of the occupiers of nearby properties from noise and disturbance and highway safety and also to ensure compliance with UDP policy GDP1(d)

Condition 8

The vehicular parking and turning areas as shown on approved drawing(s) No(s). 14-L37-PL002D shall thereafter be permanently retained and kept free of any obstruction, and made available solely for the parking and turning of motor vehicles at all times.

Reason

To ensure that vehicles can park and turn clear of the highway and ensure compliance with UDP policy T8.

Condition 9

The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method of Rating Industrial Noise Affecting Mixed Residential and Industrial areas.

Reason

To ensure the development operates in a manner that does not harm the amenity of the occupiers of nearby properties and to ensure compliance with UDP policy GDP1(f)

Condition 10

Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. If there is more than one tank, the compound should be at least equivalent to the capacity of the largest tank, or the combined capacity of interconnected tanks, plus

10%. All filling points, vents gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata.

Reason

To prevent pollution of the River Dee and ensure compliance with UDP policy GDP1(f)

Condition 11

No more than 1,000,000 birds shall be processed each week at the site subject to this permission.

Reason

In the interests of protecting the amenities of the occupiers of nearby properties and highway safety and ensure compliance with UDP policy GDP1(d) and (f)

Condition 12

The site owner(s)/operator(s) shall at all times maintain an up to date log of the number of birds processed each day. The log shall be made available at all reasonable times for inspection by officers of the Local Planning Authority.

Reason

In the interests of protecting the amenities of the occupiers of nearby properties and highway safety and ensure compliance with UDP policy GDP1(d) and (f)

Notes

For the avoidance of doubt 'the site' is the area edged in red on approved drawing no.14-L37-PL001: Proposed Location Plan submitted in respect of planning permission P/2014/0781