

Appendix 3

List of conditions in the event of appeal **32161188** being allowed

Condition 1

The development shall be carried out in strict accordance with the Dust Management Scheme dated 13.03.2017.

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 development shall be operated at all times in strict accordance with the ADAS Pre-Operational Odour Management Plan V4.0.

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 3

The system for the treatment of foul water and effluent installed in accordance with drawings nos. c3697 L03 Revision P7: Proposed Installation Plan, 389/607 Revision B: Schematic Drainage plan and the document C.A.T Technology: Proposal For The Design, Supply and Installation of an Effluent Treatment Plant reference Q1609/16 (Revision 9) dated 22 August 2016 as approved on 20 November 2017 shall be retained and maintained in an operational condition throughout the lifetime of the development.

Reason

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

Condition 4

The mechanisms put in place for management of surface water run-off in accordance with drawings nos. c3697 L03 Revision P7: Proposed Installation Plan, 389/607 Revision B: Schematic Drainage plan and the document Heavy duty channel drainage system ACO S Range received 27 October 2017 and approved on 20 November 2017 shall be retained and maintained in an operational condition throughout the lifetime of the development.

Reason

To ensure satisfactory drainage of the site and to avoid flooding and ensure compliance with UDP policy EC13

Condition 5

No part of the development shall be brought into use until the recommendations set out in Section 9: Recommendations of the Environoise Consulting Limited Noise Impact Assessment to Discharge Planning Conditions reference 20773R01aPKrmw have been implemented in full. All noise mitigation measures shall thereafter be permanently retained.

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 6

The development shall be operated at all times in strict accordance with Section 10: Noise Mitigation Plan of the Environoise Consulting Limited Noise Impact Assessment to Discharge Planning Conditions reference 20773R01aPKrmw.

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 7

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 8

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 9

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 10

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 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)

Note

For the avoidance of doubt 'the site' referred to in conditions 08, 09, 10 and 11 is the area edged in red on approved drawing no. c3697 L01 Revision P1: Existing Location Plan submitted in respect of planning permission P/2017/0165