STAFFORDSHIRE moorlands DISTRICT COUNCIL

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Stansgate Planning
Timothy's Bridge Road
STRATFORD UPON AVON
CV37 9NP

Advanced Proteins
c/o agent

Application no: SMD/2022/0088

Determined on: 23rd October 2023

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as Amended)

FULL PERMISSION FOR DEVELOPMENT

This permission does not carry any approval or consent which may be required under any enactment, bylaw, order or regulation (e.g. in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Location of Development:
FIE Bones Lane Cheddleton Staffordshire ST13 7BT

Description of Development:
Food processing facility/edible bone factory

In pursuance of their power under the above mentioned Act, Staffordshire Moorlands District Council Planning Authority, **HEREBY GRANTS PLANNING PERMISSION** for the development described above subject to the following condition(s):

1.The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with Section 91(1) of the Town and Country Planning Act 1990 (As Amended)

2.The development hereby permitted shall be carried out in accordance with the following approved plans:

CT-204-PP-1-01 Site Location Map
CT-204-PP-1-02 Existing Site Layout
CT-204-PP-1-03 Proposed Site Layout
CT-204-PP-1-04 Existing and Proposed Spot Levels
CT-204-PP-2-01 Ground Floor Layout Process Building
CT-204-PP-2-02 First and Second Floor Layout Process Building
CT-204-PP-2-03 Office Building Layouts and Sections

CT-204-PP-3-01 Sections Process Building
CT-204-PP-4-01 Elevations Process Building
CT-204-PP-4-02 Office Building Elevations
CT-204-PP-9-01 Perspective Views
Planting Plans
478 AP Cheddleton LEMP Rev D
478 PP 01 Rev B Cheddleton Planting Plan
478 PP 02 Rev B Cheddleton Off-site Planning Plan
Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.

3.No development shall take place until such time that full details of the following have been submitted to and approved in writing by the Local Planning Authority:-

- Acoustic, palisade and paladin fencing
- Hard surfacing
- Facing materials

The development shall be carried out strictly in accordance with the approved details.
Reason:- To protect the character and appearance of the area and flood risk.

Construction and Demolition: Pollution Control

4.The development (including construction) hereby permitted shall be carried out strictly in accordance with the following :-
i) No activity hereby permitted shall cause dust to be emitted beyond the site boundary so as to adversely adjacent residential properties and/or other sensitive uses and/or the local environment. In the event dust is caused to escape the site boundary the activity shall be stopped until sufficient dust suppression has been undertaken to prevent further escape. There shall always be the appropriate means and sufficient water resources on site for dust suppression. These shall be made available for inspection when requested by officers of the Local Planning Authority
ii. All construction mitigation measures, listed as highly recommended in Appendix E of FIE Cheddleton Air Quality and Odour Assessment Report (Ref E3086)" shall be adopted for the duration of the construction
iii. Any waste material associated with the demolition or construction shall not be burnt onsite but shall be kept securely for removal to prevent escape into the environment. All waste transfer records shall be retained for inspection by officers of the Local Planning Authority on request
Reason: To protect the amenities of the area during construction

Construction Works: Time of Operations

5. Unless prior permission has been obtained in writing from the Local Planning Authority, all noisy activities shall be restricted to the following times of operations.

- 08:00 - 18:00 hours (Monday to Friday);
- 08:00 - 13:00 hours (Saturday)
- No working is permitted on Sundays or Bank Holidays.

In this instance a noisy activity is defined as any activity (for instance, but not restricted to, building construction/demolition operations, refurbishing and landscaping) which generates noise that is audible at the site boundary.
Reason: To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.

Report of Unexpected Contamination

6. In the event that contamination, including any suspected asbestos containing materials (e.g. bonded cement), is found is any time when carrying out the approved development are is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Development shall not continue further until an initial investigation and risk assessment has been completed in accordance with a scheme to be agreed in writing by the Local Planning Authority to assess the nature and extent of any contamination on the site. If the initial site risk assessment indicates that potential risks exists to any identified receptors, development shall not recommence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority. The approved remediation shall be completed prior to the first occupation of the development.
Reason:- To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.

Artificial Lighting

7. No development above slab level shall take place until such time that an external lighting scheme has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall be endorsed by a suitably qualified ecologist and lighting engineer. The approved Scheme shall be implemented before any part of the development hereby permitted is first brought into use.
Reason: To protect the amenity of the local residents, biodiversity and the character and appearance of the area

Plant and Machinery Noise

8. The machinery, plant or equipment including installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated such that the noise generated by the operation of the machinery shall not increase the background noise levels during day time expressed as LA90 [1hour] (day time 07:00-23:00 hours) and/or (b) LA90 [15 mins] during night time (night time 23:00-07:00 hours) at any adjoining noise sensitive locations or premises in separate occupation above that prevailing when the machinery is not operating. Noise measurements for the purpose of this condition shall be pursuant to BS 4142:2014 +A1:2019 Methods (or the prevailing standards) for rating and assessing industrial and commercial sound.

Reason:- To safeguard the amenity of local residents and that of the surrounding area from noise disturbance.

Air Quality Mitigation Scheme

9.No development above slab level shall commence until such time that an Air Quality Mitigation Scheme (AQMS) has been submitted to and approved in writing by the Local Planning Authority (LPA). The approved AQMS shall subsequently be implemented in accordance with timetable therein and maintained for the lifetime of the development. The scheme shall include:

a. A strategy for ultra-low emission/ electric vehicles for deliveries. Where diesel fuelled Heavy Duty Vehicles utilise the site these shall, as a minimum, be European Emission Standard Euro 6 compliant
b. mechanisms for discouraging high emission vehicle use and encouraging a modal shift to public transport, walking, cycling as well as to encourage the uptake of low emission fuels and technologies, including electric vehicles.
c. Provision of secure cycle storage and changing provisions.
d. Designation of parking vehicles for low emission/ electric vehicles.
e. Commitment to Fleet eco driver training & Fleet fuel efficiency monitoring and driver telematics.
f. a scheme for the provision, installation and maintenance of electric vehicle (EV) charging points for staff and visitors. The scheme shall include:-
    i. 5% of staff and visitor parking shall be made available to EV charging.
    ii. Electric vehicle charging points required by this condition shall be installed and operational within 1 year of LPA written approval of the scheme or where points are to be 'EV Ready' shall be installed and operational at a date agreed in writing by the LPA.
    iii. The points shall be maintained for the lifetime of the development which includes undertaking repairs, replaced of charge points for equivalent(charge rate) points or upgraded to meet the latest standards or charge rates.

g. Detailed timetable for implementation of all measures in the Scheme
h. Details of Maintenance for life of the development

Reason:- To protect the local residents from air pollution and breaches in local air quality objectives

Highways / Access

10.The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plan CT-204-PP-1-03. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.

Reason:- To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety.

11. No part of the development permitted by this consent shall be occupied until such time that a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall set out proposals, including a timetable, to promote travel by sustainable modes. The approved Travel Plan shall subsequently be implemented in accordance with the timetable set out in the plan. Thereafter on the anniversary of the date of approval of the Travel plan, an Annual Performance Report (which shall include, as appropriate, the proposals and/or remedies required as set out in the Travel Plan) shall be submitted to the Local Planning Authority for its written approval. In the event that an Annual Performance Report is submitted which does not in the opinion of the Local Planning Authority achieve the objectives and/or targets of the Travel Plan, proposals and/or remedies in accordance with the Travel Plan shall be submitted to the Local Planning Authority for its approval in writing. This process shall be repeated as often as necessary until such revised proposals and/or remedies to the Travel Plan are approved in writing by the Local Planning Authority.
Reasons:- To comply with NPPF Paragraph 111; to comply with SMDC Local Plan Policy DC1; in the interests of highway safety and to encourage alternative modes of transport

Landscape / Visual Impact

12. Notwithstanding the submitted details, no development including site clearance and levelling shall commence until such time that a detailed hard and soft Landscape Mitigation Scheme (LMS) has been submitted to and approved in writing by the Local Planning Authority. The LMS shall be informed by the updated BNG assessment to be submitted under Condition 22. The development shall thereafter be carried out in accordance with the approved LMS. The soft landscape proposals approved shall subsequently be implemented in the first growing season after construction has commenced and replacement of dead, diseased or dying stock should be undertaken in accordance with the Landscape Maintenance and Management to be approved under Condition 14.
Reason:- To protect the character and appearance of the area

13. No tree felling is to be undertaken on, or excavation within root protection areas, shall take place without the express written agreement of the Council's Arboricultural Officer and after consideration of tree sensitive construction processes
Reason:- To protect the remaining mature tree stock that contributes to the local landscape

14. No development shall take place until such time that a Landscape Maintenance and Management Plan (LMMP) has been submitted to and approved in writing by the Local Planning Authority including measures for its operation for the life of the development. The development shall thereafter be carried out strictly in accordance with the approved LMMP
Reason – To reflect the importance of the soft landscape mitigation proposals for the local landscape character.

15. No development shall commence including site stripping and clearance until such time that a Materials Management Plan (MMP) that defines the excavation and bund formation processes and provides detailed drawings of the proposed raised earthworks has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details
Reason:- In the interests of the character and appearance of the area

16. No trees, shrubs or hedgerows shall be removed other than those whose removal is directly required to accommodate the approved development. There shall be no removal of any trees, shrubs or hedgerows during the bird nesting season (nominally March to August inclusive), and in this case only following careful inspection by a competent person immediately prior to removal in order to establish that such trees, shrubs or hedgerow are not in active use by nesting wild birds.
Reason:- In the interests of the protection of important landscape features which contribute to the character and appearance of the area, biodiversity and protected species

17. No development shall take place including any site clearance, site stripping, site establishment or formation/improvement of temporary/permanent access until such time that temporary tree protection barriers and advisory notices are erected for the protection of the existing trees to be retained, in accordance with guidance in British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations or the prevailing standard and these shall be retained in position for the duration of the period that development takes place. Within the fenced areas there shall be no excavation, changes in ground levels, installation of underground services, provision of hard surfacing, passage of vehicles, storage of materials, equipment or site huts, tipping of chemicals, waste or cement, or lighting of fires.
Reason:- In the interests of the protection of trees which contribute to the character and appearance of the area and biodiversity

Flood Risk / Drainage

18. The development hereby permitted shall not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved in writing by the Local Planning Authority, and the scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason:- This is to ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution.

19. No development shall begin until a Surface Water Drainage Design (SWDD) has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The design must amongst other matters demonstrate the following:-

a)Finalised Detailed Proposals - Final detailed drainage drawing showing the location of all downpipes and gullies and how they connect with the main drainage network. In addition, the applicant shall submit basic construction details/ drawings for the proposed manholes, filter drains and the green roof. (Reason: to ensure all impermeable areas are connected to the proposed drainage system and that construction detail for the SuDS features are submitted at the planning stage)
b)Confirmation of Ditch Capacity and Outfall - Additional evidence (capacity calculations along with additional photographs and/ or a survey) to show that the existing land drains and ditches have the capacity to convey runoff emanating from the proposed site. In addition, confirmation that the land ditches connect to the Consall Brook to the south of the site. (Reason: The photographs shown in the land contamination report and the photographic log display ditches which are overgrown, not well defined and may lack the capacity to convey discharges emanating from the development site)
c)Maintenance and Management – Details of a named individual, developer, or management company to undertake the advised management/ maintenance plan as attached within Appendix C of the FRA. (Reason: to ensure the required management and maintenance of the drainage system is undertaken during the lifetime of the development).
The approved SWDD shall be implemented before the development hereby approved is first brought into use
Reason:- To ensure an acceptable surface water drainge design for the lifetime fo the development and to minimise flood risk

Biodiversity
20. The development hereby approved shall be carried our strictly in accordance with the details set out in the Landscape and Ecology Management Plan (LEMP) (Sightline Landscape, ref: 478 AP Cheddleton LEMP Rev D 17.08.22)
Reason:- In the interests of biodiversity enhancement and to ensure a new gain in biodiversity

21. No development shall commence until such time that a detailed baseline survey together with habitat creation plans and timescales for the proposed off-site planting area shown on Drawing 478 PP 02 Rev B has been submitted to and approved in writing by the Local Planning Authority. The development shall subsequently be carried out in accordance with the approved details and timescale
Reason:- In the interests of biodiversity enhancement and the character and appearance of the area

22. No development shall commence until such time that an updated Biodiversity Net Gain assessment using metric 3.1 (or subsequent revision) and reflecting the design changes has been submitted to and approved in writing by the Local Planning Authority. The updated and approved assessment shall be used to inform the landscaping scheme to be submitted under Condition 14
Reason:- In the interests of biodiversity enhancement and to ensure a new gain in biodiversity

23. No development including site clearance and stripping shall commence until such time that a Construction Ecological Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include the precautions to be followed as per section 7.1 of the submitted Preliminary Ecological Appraisal report, including suitable precautions for nesting birds for clearance works and bats, and pre-commencement update walkover survey to ensure ecology conditions have not changed. The development shall be carried out strictly in accordance with the approved CEMP
Reason:- In the interests of protected species and habitats

24. No development shall commence including site clearance and stripping until such time that a Soil Handling Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out strictly in accordance with the approved details
Reason:- In the interests of biodiversity enhancement

Informative

1.A sustainable development has been negotiated in accordance with the provisions of the National Planning Policy Framework.

2.The applicant is encouraged to share odour monitoring data with residents and for the Company's Liaison Committee to meet on a regular basis

3.This permission should be read in conjunction with the corresponding Section 106 agreement dated 28th September 2023.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

STAFFORDSHIRE moorlands DISTRICT COUNCIL

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NOTES

1. Approval under the Building Regulations may also be required. Advice in this respect can be obtained by contacting DBCP Limited, Web: dbcp.co.uk; Email: info@dbcp.co.uk ; Tel:0333 880 2000.

1. Where a vehicle is often driven across a grass verge or kerbed footway to and from premises adjoining a highway, the occupier of the premises may, be required to pay the cost of construction of a crossing, and/or may be required to comply with conditions, imposed by the Authority. You should contact the Highway Authority at Staffordshire County Council.

2. This consent is granted subject to conditions and it is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. An application will need to be made to discharge conditions and a fee is payable with the application. For more details please refer to our web site: www.staffsmoorlands.gov.uk If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   (a) If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   (b) Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

3. Other conditions on this permission must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.

4. The permission is granted in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

5. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

6. If the decision to refuse planning permission is for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks

of the date of this notice.

7. If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

8. If this is a decision to refuse express consent for the display of an advertisement, if you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of receipt of this notice.

9. If you want to appeal against your local planning authority's decision for any other type of development, including listed building consents then you must do so within 6 months of the date of this notice Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk

10. The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

11. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

12. Domestic sprinklers
    Fire sprinklers operate automatically even if you are not at home releasing water directly over the source of the fire and sounding the alarm, they are unobtrusive and easy to install. Sprinklers are NOT expensive; normally costing around 1-2% of the cost of construction of a new building. The use of sprinklers will usually allow design freedoms as well, which can reduce construction costs and improve usability and design freedoms of the building.
    The chance of an accidental discharge is 16,000,000:1
    If you would like further advice please contact Staffordshire Fire and Rescue Service (www.staffordshirefire.gov.uk)

13. Working smoke alarms correctly positioned in your home can save your life.

The Fire Service recommends you have smoke alarms on every floor of your home, including in each bedroom, and make sure you test your smoke alarms at least once a month.
Although the application of approved guidance and enforcement of regulations will give buildings the legally required baseline of fire protection, the Fire Service's viewpoint is many of these fall short of what we would consider adequate. This is why we campaign for the inclusion of sprinklers.