

**PLANNING APPLICATION FOR THE INSTALLATION OF NEW ODOUR  
ABATEMENT PLANT COMPLETE WITH ASSOCIATED FLUE,  
DUCTWORK AND PLINTHS, NEW EQUALISATION TANK ROOF, AND  
NEW CONCRETE PLINTH TO ACCOMMODATE EMERGENCY  
GENERATOR AND FUEL TANK**

**FOR**

**CRANSWICK COUNTRY FOODS FRESH POULTRY**

**AT**

**CRANSWICK HOUSE, OAKSMERE BUSINESS PARK  
YAXLEY, EYE, SUFFOLK, IP23 8BW**

**DESIGN & ACCESS STATEMENT**

**23-L54-DAS01 – Rev -**

**JANUARY 2024**

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## **1. INTRODUCTION**

This statement has been prepared to accompany an application for full planning permission for the installation of a new odour abatement plant complete with flue, ductwork, concrete plinths, equalisation tank roof and a new concrete plinth to accommodate an emergency back-up generator and fuel tank at the applicant's existing effluent treatment plant site located at Oaksmere Business Park, Yaxley.

Trundley Design Services have been employed to act as agents to Cranswick Country Foods Fresh Poultry, hereinafter referred to as the applicant, in seeking statutory approvals for the proposed development.

The purpose of this statement is to clarify the applicant's requirement for the new odour abatement plant and generator plinth and their context within the existing site and surroundings. The statement should be read in conjunction with drawing numbers 23-L54-PL001 to PL004.

## **2. BACKGROUND**

The effluent treatment plant and main factory development was granted Planning Permission by Mid Suffolk District Council on 19<sup>th</sup> April 2018, reference DC/17/05666. An extension to the effluent treatment plant and provision of the equalization tank was granted consent on 19<sup>th</sup> January 2021, reference DC/20/05243. The treatment plant has been operated by the applicant since 2019.

The site is operated under an Environmental Permit granted by the Environment Agency (EA). The EA have issued improvement conditions and the proposed odour abatement plant is intended to address this.

## **3. USE**

The applicant proposes to install a new odour abatement plant at their existing effluent treatment plant at the north-east corner of their site. This will comprise specialist plant and equipment designed, manufactured and installed by specialist supplier Camfil Limited. The

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proposed plant will be located on new concrete plinths on an existing paved area to the north of the existing building.

A new roof will be installed over the existing equalization tank, which will create a controlled atmosphere. A new duct of 300mm diameter will extract air from the tank and then run to the south of the building, utilizing the existing pipe bridge for support. The duct will enter and pass through the building, increasing in size and extracting air from rooms before exiting on the north side and passing to the new unit.

The proposed equipment will comprise of a multi-bed carbon media scrubber unit with two-stage particulate filter. The new system will cover the existing equalisation tank as well as waste bays within the main effluent treatment plant building to capture odours released during the operating process.

A new concrete plinth was installed in September 2023 to accommodate an emergency back-up generator and fuel tank. This is to provide electricity to the site in the case of a powercut.

Factory production levels and employee numbers will be unaffected by the proposed development.

#### **4. AMOUNT**

The new equipment will consist of a single self-contained unit. 1No. duct will run from the buffer tank, through the building and into the new unit. 1No. flue will be installed, sited at the western end of the new equipment. A new roof will be added to the existing equalization tank.

1No. concrete plinth has been provided for accommodation of the emergency generator and fuel tank.

#### **5. LAYOUT**

The new odour abatement unit and flue will be installed on new concrete plinths to the north of the existing building, on an area already laid with concrete pavings. This position will allow ready access for inspection, maintenance and repair. It can be accessed by goods vehicle to allow for periodic replacement of the carbon media.

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The new plinth for accommodation of the generator and fuel tank has been sited at the western end of the car park, to allow access for refilling and service/maintenance.

## **6. SCALE**

The main scrubber unit measures 9.0m long x 2.2m wide x 3.4m high. The flue will be 12m high, which is 3m higher than the existing ridge level.

The new equalization tank roof will be 2.85m high above the top of the existing wall height of 6.2m, total 9.05m above ground level.

The new generator and fuel tank plinth measures 15.2m long x 2.7m wide.

The scale of the proposed installation will be comparable with plant installed elsewhere on site.

## **7. LANDSCAPING**

No trees or hedgerows will be removed nor affected by the proposed development. The new plant and equipment is sited on areas which are paved with concrete.

## **8. APPEARANCE**

The new odour abatement unit will be constructed from welded steel plate with a light grey colour 2-pack epoxy paint finish suitable for its installation within an external environment. The ductwork and flue will be galvanized steel. The new tank roof will be a natural finish aluminium sheeting dome.

## **9. ACCESS**

Vehicle access to the new odour abatement plant will be required for the purposes of periodically replacing the carbon media and for maintenance and repair and also to the generator fuel tank for refilling. This will be made using the existing yard and car park areas off Potash Lane (former runway). No new vehicular or pedestrian access will be required off the highway.

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