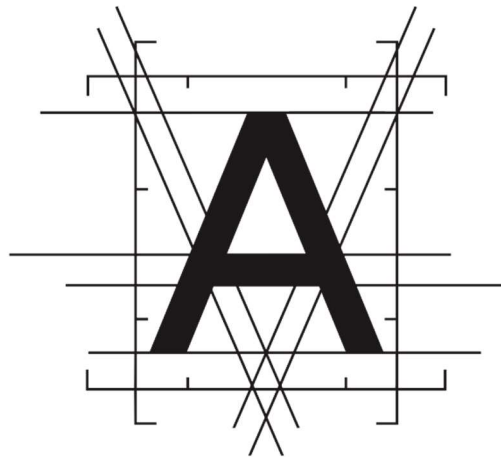




ADDISON

DESIGN & DEVELOPMENT

Planning Statement in support of Austringer Cider
processing & storage facilities at:

50 Afan Road, Dyffryn Rhondda, Port Talbot, SA13 3HE

&

Cwmafan Multigym, Welfare Ground, Depot Rd., SA12 9DF

Client:

P. Samuel & B. Samuel

Local Planning Authority:



1 . E x e c u t i v e S u m m a r y :

Austringer Cider was formed in the Afan Valley during 2021 & is managed by the father & daughter team Phil & Bianca Samuel. The company was originally started in a double car garage at 50 Afan Road (Windways), however following the success of the company a larger premises is now required & thus a suitable location was identified at the former Cwmafan Multigym located to the rear of the Cwmafan Football Club. The building is known locally as “the multigym” or “memorial hall”. The new premises is of a size suitable for the processing of cider, however storage facilities are still required at Windways thus two separate planning applications have been submitted.

Planning Applications:

P2023/0708 – Change of use of former gym building to form a small-scale cider processing unit

P2023/0713 – Change of Use (retention) of garage to form cider processing unit

Austringer’s expansion is presented as two independent planning applications as one is to form the new base of operations (P2023/0708 - processing & fermenting of cider) & the other to form storage facilities for new cider bottles & other business related materials (P2023/0713).

2 . O p e r a t i o n s :

As mentioned above Austringer ciders intentions are to relocate all business operations other than storage to the industrial unit (former gym) in Cwmafan. The new unit will be utilised for the following operations:

2.1 – Cider Pressing & Apple Storage



All apple deliveries will now be made directly to the industrial unit in Cwmafan as opposed to Windways. The apples will be stored here until processing commences as pictured (left)

Figure 1: Phil pressing cider

2.2 – Cider Fermenting



Once the apples have been pressed the juice must then be left to ferment to become Cider. This process will also be carried out at the industrial unit. The cider is stored within 1000 Litre IBC containers thus a considerable floor area is consumed in the siting of these.

The cider remains in the IBC containers until it is ready to be bottled.

Figure 2: Example of cider storage in IBC containers



Figure 3: Example 2 of cider storage in IBC containers

2.3 – Bottling & Packaging

Following the completion of the ciders ageing / fermenting process the next stage is to bottle & package the product. Both of these processes are to be completed at the new unit in a dedicated room as presented on the floor plan below:

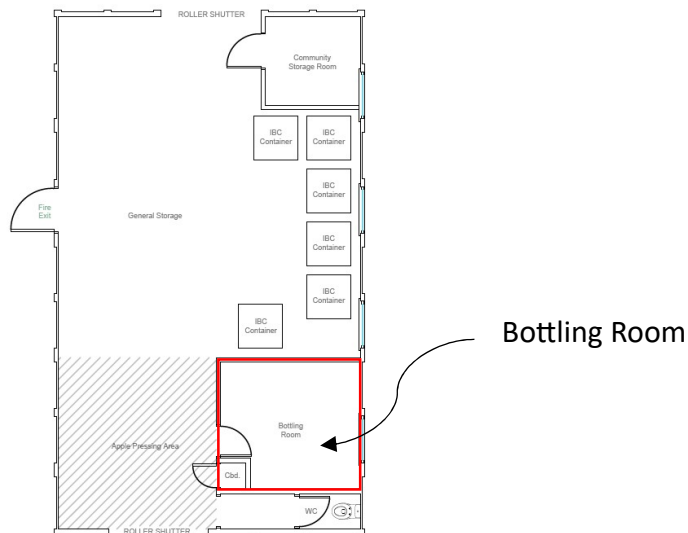


Figure 4: Cwmafan industrial unit (former gym) floor plan

2.4 – Deliveries & Collections



Figure 5: 7.5 tonne curtainsider lorry

All deliveries are now to be made to the industrial unit in Cwmafan, with the largest delivery expected to be a 7.5 tonne curtainsider lorry. All heavy goods vehicles (HGV's) will deliver & collect from the Cwmafan unit with only light goods vehicles (LGV's) namely the applicants own van attending the Windways site at 50 Afan Road.

One of the largest deliveries the business currently receives is pallet loads of new cider bottles (see example image below). This delivery will now be made to the Cwmafan unit however the applicant may transport some bottles using their own LGV to the storage garage at Windways – 50 Afan Road.



Figure 6: Example of applicants LGV



Figure 7: Example new cider bottles on pallet

3 . P r e d i c t e d V e h i c l e M o v e m e n t s :

The vehicle movements associated with the proposal are expected to be small scale. As mentioned above the largest vehicle associated with the business is likely to be no greater than 7.5 tonnes. The largest deliveries the business receives are raw materials such as apples & new bottles. Both of these deliveries are low frequency with apples being circa twice a year whilst bottles are circa four times a year thus having a negligible effect on the local road network & site access. The general public will be permitted to attend site for collecting purchases although this again will be low frequency with most stock / products being delivered by the applicant or sold at events / markets etc.

4 . S u m m a r y :

In summary, Austringer Cider requires a larger premises to operate from in order to allow the business to thrive & survive at its current rate of growth. The relocation of business operations to the commercial unit (former gym) in Cwmafan will allow the business to produce the volume of cider that they require to fulfil orders whilst also ensuring jobs for both members of the business can be retained. In addition, the business is hopeful that it will be in a position to hire further staff in the near future due to the expansion into the new unit.

Whilst operations can be housed at the new unit, storage facilities are still required at Windways – 50 Afan Road as the floor area of the new unit is not great enough to accommodate both processing / operations & storage of cider in addition to the storage of new bottles etc. The storage at Windways will remain small scale with only the applicant accessing the site in a small medium wheelbase van as all deliveries & collections will now be to the unit in Cwmafan. An example of this being the applicant may load new bottles into their own van & transport these bottles to the storage at Windways. This process will have little to no (negligible) effect on neighbouring residents due to its scale being so small.

5 . A p p e n d i c e s :

50 Afan Road (Windways) – Site Photos



Figure 8: Existing garage at Windways – 50 Afan Road



Figure 9: Existing garage at Windways – 50 Afan Road



Figure 10: Existing garage at Windways – 50 Afan Road

Former Cwmafan Multigym (Memorial hall) – Site Photos



Figure 11: Former Cwmafan multigym



Figure 12: Former Cwmafan multigym



Figure 13: Former Cwmafan multigym
(internal)