

BLAENAU GWENT COUNTY BOROUGH COUNCIL	
Report to	The Chair and Members of Planning
Report Subject	Planning Appeal Update: Unit G, Crown Business Park, Tredegar
Report Author	Jo White
Directorate	Regeneration and Community Services
Date of meeting	10 July 2024

1. Purpose of Report	
1.1	To advise Members of the decision of the Planning Environment and Decisions Wales (PEDW) in respect of a planning appeal against the refusal of planning permission (Ref: C/2023/0129). The development was for the change of use of the existing storage building to house an animal incinerator (B2 to Sui Generis) with new roof.
1.2	The application was refused by delegated powers on 11 th October 2023.
2.0 Scope of the Report	
2.1	The application was refused on the grounds that there was sufficient information i.e. an air quality assessment, to determine whether the proposal would have a detrimental impact upon the health, amenity or natural environment of the surrounding area as a result of airborne emissions.
2.2	The site comprises a detached single storey building which sits within the curtilage of Unit G, Crown Business Park, Tredegar. The building is small in scale and is located adjacent to the main building of Unit G, which operates as a carpet and blind store. The

surrounding units include a mixture of uses, including a garden centre and children's nursery. As such, the area is frequently used by the general public and is a sensitive location in terms of air quality.

- 2.3 The Inspector raised no concerns that the incinerator would comply with the requirements set out under the Animal and Plant Health Agency (APHA) or the Department for Food and Rural Affairs (DEFA) but pointed out that compliance with these regulatory bodies does not mean the development is acceptable in planning terms.
- 2.4 The Inspector highlighted the importance of clean air being necessary for public health, amenity and well-being within the planning system in creating places that are attractive and healthy.
- 2.5 To that end, the Inspector highlighted that without a site specific air quality assessment and without knowing if the stack height was correct, it would not be possible to ensure emissions are released without harm.
- 2.6 The Inspector therefore concluded that there was insufficient information to demonstrate that the proposal would not have an unacceptable effect on the health, amenity and local environment, contrary to LDP Policy DM1.
- 2.7 The Inspector accordingly **DISMISSED** the appeal.

3. Recommendation/s for Consideration

- 3.1 That Members note for information the appeal decision for planning application C/2023/0129 as attached at **Appendix A**.