

Clerk to the Local Review Body  
Scottish Borders Council  
Resources  
Council Headquarters  
Newton St Boswells  
Melrose  
TD6 0SA

**For Attention of Fiona Walling**

Dear Sir / Madam

**APPEAL UNDER SECTION 43A (8) OF THE TOWN AND COUNTRY PLANNING  
(SCOTLAND) ACT 1997**

**TOWN AND COUNTRY PLANNING (SCHEMES OF DELEGATION AND LOCAL REVIEW  
PROCEDURE) (SCOTLAND) REGULATIONS 2013**

**APPEAL REFERENCE 17/00036/RREF**

**(PLANNING APPLICATION REFERENCE 17/00239/FUL)**

**PROPOSED ERECTION OF MICRO MEAT PROCESSING UNIT AND BYRE  
LAND AT HARDIESMILL PLACE, GORDON, SCOTTISH BORDERS**

We act on behalf of the appellant Robin Tuke of Hardiesmill.

We write in reference to the above planning appeal and in response to your letter dated 18 September 2017 regarding the above planning appeal.

Your letter advised that the Local Review Body had determined to proceed with the review with further procedure by way of an accompanied site visit and provision of additional information relating to the proposed development

The additional information required by the Local Review Body is as follows: -

1. Plans showing the finished design and the appearance of micro meat processing unit and byre together with details of the proposed screening;
2. The reasons why the design is different to that shown in the submitted drawings and the scope for mitigating the design of the building itself, if any;
3. Details of the operation of the facility including animal handling and the discharge of sewage and waste animal by-products;

4. Whether it is proposed to make the facility available to process stock from out with the applicant's landholding.

We have discussed the above matters with the appellant and provide the following information: -

1. In terms of the design of the building, the meat processing unit (abattoir) is a modular building specifically designed for the appeal site. It has been designed and built by a Finish company, Kometos, that specialises in modular meat processing plants.

The abattoir facility currently located on appeal site, is a new unit (named Thomcont) designed by Kometos for individual small farms. The appeal site is the first farm in the UK and Europe in which the Thomcont unit has been built. Kometos hope to supply other smaller farmers throughout the UK and Europe with this unit.

The appellant has provided the attached set of revised plans which show the proposed abattoir facility. The drawings are as follows: -

- Proposed Northern Elevation (Hardiesmill Abattoir from North End).
- Proposed Southern Elevation (Hardiesmill Abattoir from South (road) Side).
- Western and Eastern Elevational Plan (Directional Pan).
- Site Plan for the Proposed Meat Processing Unit (Hardiesmill Abattoir Plan with tunnels).
- Floor layout plan identifying the operational use of each unit.
- Photographs of an operational Kometos Slaughterhouses.

In terms of finished appearance, the three units are metal and plastic poly-laminate clad. The Dirty Unit, Slaughter house and Lorry Back are already white in appearance. The units require to be white in colour for temperature control reasons. The units will be bolted together and will comprise an end area of 13.6 meters by 8.4 meters.

Two units are positioned on concrete footings that are 1-meter high, the lorryback is the same height, but on a metal stand. This is required for vermin control, and to reduce any risk of contamination.

The three units will be enclosed by a single roof structure, which is proposed to be of tin and grey in colour to reflect the surrounding buildings. Vertical wooden boarding will enclose the roof and buildings to prevent access by vermin and to reflect a more agricultural style building.

We attach a photograph of a similar unit located within the Arctic Circle (there are no comparable buildings within the UK, as the proposed development will be the first of its kind in Europe and the UK.) The photograph shows a pitched roof over the abattoir unit and a small pitched canopy (lean-to roof) over the lorry port. Vertical boarding encloses the ends of the roof and the buildings (which is proposed by the subject appeal). In



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terms of the subject planning application, as stated above, it is proposed to have the pitched roof over all three units, to give the appearance of one single unit.

2. In terms of why the buildings currently on the appeal site are different to that shown in the application drawings, the sole reason is that the buildings await the installation of the roof. The roof is still outstanding due to ongoing discussions with the planning officer regarding the colour, material, and type of roof structure.
3. With regard to the operation of the abattoir facility, the submitted Floor Layout Plan shows the general operation and uses.

The Floor Layout plan clearly show the abattoir comprises three units, these being the Dirty Unit, Slaughter Hall and the Lorryback.

The facility uses a cellular process, which ultimately means one animal is killed, dressed, and chilled before the next animal enters. Each unit is designed for specific uses.

- The Dirty Unit is where the animals enter the abattoir facility, via a ramp / bridge, it comprises two individual areas, the stunning box and the 'dirty room' for intestines and skin etc.
- The Slaughterhouse Hall is where the stunned animal is placed, hung, and slaughtered by a cut throat for bleeding. Once bled the carcass is skinned, gutted, and halved. The SRM, bowels, skins etc are taken to the dirty room. The carcasses and offal are inspected by an FSS vet, chill blasted and then quartered in order to be moved to the chill cutting room (located within the Lorryback).
- The Lorryback contains the personnel entrance, administration area, changing room and the chill cutting room (where the carcasses will be stored in quarters and cut for export).

In terms of animal by-products, the disposal of bowel and stomach contents are ruled Animal and Plant Health Agency (APHA). Specified Risk Material (brains, nerves, eyes, organs etc) are rendered in accordance with Food Standards Scotland (FSS). Blood is collected separately and either rendered or made into black puddings. Human foul discharge is piped into a septic tank, which accords to SEPA's regulations.

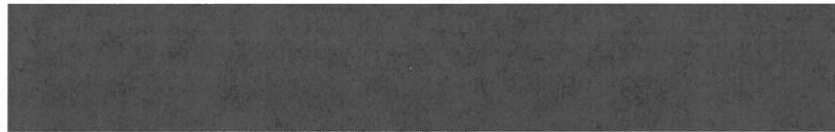
4. The appellant confirms that the abattoir facility is for use solely by Hardiesmill to process their own cattle stock.



We trust that the above information and attached plans provide the Local Review Panel with the required information and that a decision on the subject planning appeal can be made.

The appellant will attend the forthcoming site visit and would be pleased to discuss / provide clarification on any technical issue regarding the proposed meat processing unit, together with any possible mitigation measure that the Local Review Body considered necessary.

Yours faithfully



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## Existing Kometos Slaughterhouse – Artic Circle

This photograph shows the final appearance of the proposed unit, in terms of the roof pitch, material, and colour.



