

OPERATIONAL MANAGEMENT STATEMENT

Love Cartel LTD – Trading as Big Trip Brewing

The Use

The plan is to open primarily a Beer Production Facility for the production, storage and distribution of beer at Unit 5 City Court trading Estate.

The operation of the brewery is intended to be full time, with initial employment for two employees who are also the directors of the company, although it is hoped to employ further people after the first 12 months.

Brewing uses natural materials through the whole process, the by-products of which are not in any way harmful. The discharge from the Brew Kettle flue is simply water vapour from the brewing process. This will be condensed internally and reused in other parts of the process. In addition, it is planned to harvest rainwater for grey water operations, such as rinsing and cleaning.

Any waste products can be put to good use by farmers and in gardens and these will be passed on wherever possible, or alternatively sold to a Bio Digester Power Generation Company.

Recycling will be contracted to a recycling company and the company intends to be a zero-landfill enterprise.

The brewing process does not generate noise of any significance and so will not cause any nuisance to the surrounding area.

To enable the sale of alcohol directly to the public from the brewery, the company will be applying separately for a premises licence which will cover the sale of produce on a day-to-day basis and will allow up to ten “temporary events” per year, run under a Temporary Events Notice. The applicant intends to have this limited number of open days where the public can come to sample the beer and understand the brewing process, with such events intended to be relatively small for a maximum of 20 people and requiring pre-booking.

Transport

The area immediately in front of the shutters is the allocated delivery area, where produce will be loaded or unloaded with minimal disruption to any surrounding activities, in the same manner as the previous use and the remainder of the estate.

Deliveries will all be made during normal working hours and suppliers usually use 3.5 tonne curtain-side wagons. Initially, the products required for brewing will be delivered on a fortnightly basis with produce distributed by a single van operating not more than three days a week.

Plant and Equipment

The use requires the following:

1 X 4 Vessel Electrically fired 10BBL Brewery, comprising of Hot Liquor Tank, Cold Liquor Tank, Mash Tun, Brew Kettle, two electric centrifugal pumps and associated pipework.

3 X 10BBL Stainless steel Fermentation Vessels.

1 X cellar cooling system.

Whilst the Brewery itself creates very little noise, there is some limited noise created by the pumps which operate at a maximum of 60 db based on real world observations although the pumps are only required to be in use for about 20% of the brewing process.

The only other thing that makes any noise is the cellar cooling system, which like the pumps operates at a typical level of 60 db again, based on real world observations.

The level of ambient noise generated by other operations, such as deliveries, etc, will be similar to any other enterprise of this size and comparable to the other uses in the trading estate.