

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Number: 1

Application Number: C20/0666/32/LL

Date Registered: 19/08/2020

Application Type: Full

Community: Botwnnog

Ward: Botwnnog

Proposal: Application to erect a structure for the production of free range eggs including silos and associated works

Location: Crugeran, Sarn Mellteyrn, Pwllheli, LL53 8DT

Summary of the Recommendation: TO APPROVE SUBJECT TO CONDITIONS

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

1. Description:

- 1.1 This application is for the Construction of an agricultural unit to house chickens to produce free range eggs, erection of silos and associated works at Fferm Crugeran, Sarn Mellteyrn. The proposed shed would be located 20 metres away and parallel to the existing Chicken shed on the site and of the same design and size. The shed would measure approximately 135 metres long, 19.5m wide, 6.7m high to the apex and would have a green 'juniper' coloured box profile finish. The shed would have a floor area of 2633m² and would accommodate up to 32,000 egg-laying hens. The four feed silos would be approximately 6.8m high and in a grey-blue colour situated adjacent to the shed with a hard standing around the whole shed. It is proposed to use the farm's existing access and the access track to the existing poultry unit to serve the proposal. Crugeran is an established beef, sheep, poultry and grain farm and the proposed unit would add 32,000 additional laying hens to the enterprise, a total of 64,000 chickens.
- 1.2 The site is located in the countryside and approximately a quarter of a mile from the village of Sarn Mellteyrn and is within a Special Landscape Area, the Registered Historic Landscape of Llŷn and Bardsey and approximately 1 km outside the Llŷn Area of Outstanding Natural Beauty. Access to the site is from the B4413, which is a class 2 highway. Tre'r Ddôl Estate are the nearest houses, approximately 300m south of the application site. There are also a number of Proposed Wildlife Sites in the vicinity, with the nearest a broad-leaved woodland / scrub at Tai Lôn, approximately 300m east of the proposed shed site.
- 1.3 The application is submitted to the Planning Committee as it is a large development of over 1,000m². The developer was required to undertake a Pre-application Enquiry process, and to consult with relevant bodies and the community and a Pre-application Enquiry Report has been submitted. The following documents were also submitted:
- Design and Access Statement
 - Manure Management Plan
 - Environmental Permit
 - Noise Management Plan
 - A Report on the Modelling of the Dispersion and Deposition of Ammonia from the proposed Free Range Egg Laying Chicken houses
 - A Dispersion modelling study of the impact of odour from the proposed Free Range Egg Laying Chicken Houses
 - Ecology Impact Assessment
 - Method Statement Pollution Prevention
 - Welsh Language Statement
- 1.4 The proposal has also been screened and no Environmental Impact Assessment is required in this case.

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

2. Relevant Policies:

2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and paragraph 2.1.2 of Planning Policy Wales emphasise that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise. Planning considerations include National Planning Policy and the Local Development Plan.

2.2 The Well-being of Future Generations Act (Wales) 2015 places a duty on the Council to take reasonable steps in exercising its functions to meet the seven well-being goals within the Act. This report has been prepared in consideration of the Council's duty and the 'sustainable development principle', as set out in the 2015 Act. In reaching the recommendation, the Council has sought to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

2.3 Anglesey and Gwynedd Joint Local Development Plan 2011-2026, adopted 31 July 2017

TRA 4: Managing transport impacts

PS 5: Sustainable Development

PCYFF 1: Development Boundaries

PCYFF 2: Development criteria

PCYFF 3: Design and place shaping

PCYFF 4: Design and Landscaping

PS 19: Conserving and where appropriate enhancing the natural environment

AMG 2: Special Landscape Areas

AMG 5: Local Biodiversity Protection

PS 20: Preserving and where appropriate enhancing heritage assets

AT 1: Conservation Areas, World Heritage Sites and Landscapes, Registered Historic Parks and Gardens

2.4 National Policies:

Future Wales: The National Plan 2040

Planning Policy Wales (Edition 11 - February 2021)

Technical Advice Note (TAN 6): Planning for Sustainable Rural Communities

Technical Advice Note (TAN) 11: Noise

Technical Advice Note (TAN) 12: Design

Technical Advice Note (TAN) 18: Transport

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

3. Relevant Planning History:

3.1 Crugeran has a planning history; however, the following relates to the poultry unit site.

C20/0555/32/SC A Screening opinion for a poultry unit for 32,000 chickens: - Confirmation of no need for an Environmental Impact Assessment

C17/0684/32/AC Discharge of condition 12 of planning permission C16/0849/32/LL requiring the submission and agreement of a pest control plan: Approved

C16/1597/32/AC Discharge of conditions numbers 3, 4 and 6 of planning number C16/0849/LL to confirm the external materials and landscaping details: Approved

C16/0849/32/LL Construction of free-range poultry unit and associated works: Approved 18 September 2017

C16/1022/32/SC A screening opinion for the poultry unit - Confirmation of no Environmental Impact Assessment required, 2 August 2016

C16/0248/32/YM Pre-application enquiry for the construction of the first poultry shed.

C15/1353/32/SC A screening opinion for a poultry unit – Confirmation of no need for an Environmental Impact Assessment

4. Consultations:

Community/Town Council: At a meeting of the Council held last night it was resolved to support the application.

Transportation Unit: I refer to the above application and wish to state that I do not intend to submit a recommendation as it is assumed that the proposed development will not have a detrimental impact on any road, or proposed road. The application is situated on a site near the class 'B' highway and the proposal is unlikely to lead to a significant increase in traffic, as only a small addition in associated traffic levels has been noted in the information submitted.

Biodiversity Unit Observations 13 October 2021

Summary & Recommendations My main concerns are the alteration of semi-natural habitats from the application of manure, resulting in the agricultural improvement and the degradation of habitats listed under section 7 of the Environment Act (Wales) 2016 and therefore the potential loss of suitable habitat for the protected species (marsh fritillary butterfly) and its meta-populations. This includes my concern

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

regarding impacts to potential Wildlife Sites.

Further information is required to assess the impact this development proposal will have on the biodiversity and Wildlife Sites.

- Ecological Impact Assessment is required that includes the impact of manure spreading on and agricultural intensification of semi-natural habitats.
- Biodiversity Enhancement Plan. I suggest that this includes the creation of hedgerows and wildlife corridors around field boundaries.
- Wildlife Site Mitigation Plan.
- Information to inform a Habitats Regulations Assessment. The ecological report should be provided before the application is determined.

Observations - 22 March 2021 on the Ecology Impact Assessment

I am pleased to see that the applicant has provided the Ecological IA. I accept that the proposal will now not include the spreading of any manure onto proposed or designated Wildlife Sites. I accept that fencing around the proposed Wildlife Site will be implemented, creating a habitat corridor for wildlife. I accept that a 10m buffer zone will be implemented around all watercourses at both sites.

Further comments: Crugeran Site

Fencing:

- Because of the slope angle I may have expected there to be a fence round the 10m buffer zone of this watercourse shown on the map below at the Crugeran site to stop animals from getting into the water.
- The field at the bottom of the Crugeran site (apologies – the number is too blurry for me to be able to make it out on the map) classed as “Marsh/Marshy Grassland” is not buffered from the adjacent fields 7553 and 0153 which will be spread with manure:
- As these habitats are wet in nature I would like to see them being designated the same protection as watercourses (i.e. a 10m buffer zone).

Maesog site

- It would appear that the “Fen – Valley Mire” habitats which appear along the Western side of the site have been given a 10m buffer (I’m assuming this is correct as the map in Figure 8 does not show this clearly with the lines all being the same thickness, as well as

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

different shades of red).

- However, field 0787 on the map (Figure 8 of the EIA and below) appears not to have a buffer drawn around it at all despite it being classed as “Marsh/Marshy Grassland):
- The same applies to the part of field 6768 which lies below the watercourse and borders field 0267 where spreading will occur.
- I would like to see these fields/habitats have a 10m buffer drawn around them on the Manure Management Maps.

Manure maps: I would like to see the maps re-drawn to include the above.

Manure Management Plan:

- The comments provided by the Council’s Senior Biodiversity Officer have not been implemented into the Manure Management Plan: “The manure plan has not clearly shown how much manure is produced by chickens. The average laying chicken produces 20kg per year. I estimate that 64,000 chickens will produce 1,280,000kg (1280 tonnes) of manure a year.”
- This information will need to be included in the Manure Management Plan as well as how much of the manure will be spread at each site.
- I strongly suggest that the plan outlines how much manure will be spread in each field with the fields closest to both designated and proposed Wildlife Sites having less manure spread onto them as further protection for biodiversity.
- If not done so already the applicant will need to seek screening advice from Welsh Government on the manure plan.

Biodiversity enhancement plan:

- Following on from the comments of the Ecological Impact Assessment report and the previous comments made by Gwynedd Council’s Senior Biodiversity Officer, this plan will still need to be provided by the client:
 - o Hedgerows created around some of the field margins using native species (which will need to be listed in the plan). I would like to see this alongside the fencing I have suggested at the Crugeran site along with other field margins and boundaries at both sites (particularly as the Maesog site lies within the AONB).
 - o I would like to see the fields containing Fen habitat, particularly at the Maesog site be enhanced with Devil’s bit-scabious plug plants to

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

increase the amount of suitable habitat for the Marsh Fritillary butterfly.

o This plan will need to be submitted before the Planning consent is granted.

Public Protection Unit: Noise

Thank you for sending the agent's response to the initial observations of the Service regarding this application.

I notice that the development has received permission from Natural Resources Wales and the approval of this permit suggests that best practice will be employed by the operator when dealing with the matters raised by this Service. It does not indicate that the unit will not increase the area's background noise level. Although the Environmental Permit includes noise, odours and dust, it continues to be a material Planning consideration as the conditions in the permit do not deal with the loss of amenity to nearby residential premises. The service is unable to make observations as to whether the additional unit increases the background noise level as no noise assessment has been submitted (including the anticipated noise levels from the site) to demonstrate that noise from the unit will not have a negative impact on noise sensitive dwellings.

Due to the rural location of the unit, we recommend that a noise assessment should be undertaken (in accordance with our original observations) prior to the commencement of construction to ensure that the unit does not have a noise impact on nearby residents. Noise from the site should not increase the background noise levels; in accordance with our original observations. Should the application be approved, you are advised to impose a condition that a noise impact assessment is undertaken to ensure that machinery or equipment including air conditioning and ventilation (fans) are installed or operated in connection with delivering this permission and are enclosed and / or attenuated in order that the noise generated from the operation of machinery will not increase the area's current background noise levels during the day, expressed as LA90 [1 hr] (during the day 07:00-23:00 hrs) and / or (b) LA90 [5 minutes] during the night (at night 23:00-07:00 hrs) in any nearby noise sensitive premises. Noise measurements for the purposes of this condition will be in accordance with BS 4142: 2014.

Public Protection Unit: Odours and Air quality:

Odour dispersion modelling has been undertaken and anticipates that no sensitive receptors will experience a concentration of odours above the benchmark recommended for fairly offensive odours. We recommend that advice should be sought from Natural Resources Wales on the contents of the modelling and whether the odour

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

concentration has considered the two poultry sheds.

In terms of air quality, the documents provided (by AS Modelling & Data LTD, 18 March 2019) consider odour and ammonia only. No assessment of the impact of dust particles was considered (PM10 and PM2.5). We ask the developer to undertake an assessment on the impact of Particulate Matter on relevant receptors as a result of the development. This should be assessed in consideration of the UK Air Quality Objectives.

Pollutant	Air quality objective	Measured as
Particles (PM10) (gravimetric)	50µg/m ³ , that should not be exceeded more than 35 times a year	Mean 24 -hr
	40µg/m ³	Annual Mean
Particles (PM2.5) (gravimetric)	25 µg/m ³	Annual Mean

Schedule 3 of the Environmental Permit does not note any boundaries for Particulate emissions (Particles PM10 & PM2.5), therefore we wish for the developer to conduct an assessment to get to grips with our concerns regarding this.

Land Drainage Unit
(Gwynedd Consultancy):

Not received.

Language and Scrutiny Unit

No observations from the Language Unit on this application. It would have been good to have an estimate of the number of jobs anticipated that may be added to the existing workforce via the expansion; however, we acknowledge that the applicant is already an employer of local people, and a variety of opportunities would be offered, and therefore there is no reason to doubt that any potential new jobs would have any negative impact on the community and the Welsh language.

Natural Resources Wales:

Thank you for consulting us on the above application, which we received on the 1 September 2020. We have no objection to the

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

application, but have the following comments:

Pollution Prevention

The applicants have submitted a Site Drainage Plan, Range Area Plan, and Manure Management Map. The applicants have demonstrated that the proposed development will have a suitable foul drainage system, and that the ranging area and manure management/spreading areas have included suitable buffer strips to controlled waters. We are satisfied with these documents. In order to reduce the volume of slurry produced, we would recommend that the manure store is roofed.

Protected Sites and Aerial Emissions

We have reviewed the Detailed Modelling Report (AS Modelling & Data Ltd, 18th March 2019) submitted in support of this proposal. Intensive agricultural units have the potential to impact protected sites through aerial emissions (ammonia and nitrogen deposition). We have assessed the air quality impact a unit may have on European sites and Sites of Special Scientific Interest (SSSIs) within a screening distance of 5km of the unit. The background ammonia concentrations (annual mean) in the area around the site of the proposed poultry unit and the wildlife sites is 0.95µg/m³.

The background nitrogen deposition rate to woodland is 16.94kgN/ha/yr and to short vegetation is 9.94kgN/ha/yr. The source of this information is Air Pollution Information System (APIS).

An Environmental Permit referenced EPR/BB3699CR for a maximum of 64,000 free range egg laying chickens was issued for the site on 12/06/2020. Following review of the application documents, detailed modelling report and extant environmental permit, we are satisfied the process contributions of ammonia and nitrogen deposition from the proposed unit are below the thresholds we apply in our assessment of potential impacts on SSSIs and Special Areas of Conservation (SAC).

Flood Risk

The site lies within Zone A of the Development Advice Maps (DAM) contained within Technical Advice Note 15 Development and Flood Risk (July 2004).

TAN15 advises that for development located in Zone A the justification test is not applicable and surface water requirements apply. The acceptability criteria is for no increase in flooding elsewhere to occur as a result of the development. Given the location of development in Zone A, we advise that surface water requirements

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

should be assessed. We note it is for your Authority's Land Drainage Department to comment on the suitability of these proposals.

You should also discuss the culverting of the watercourse with your Authority's Land Drainage Department, acting as the Lead Local Flood Authority, as it is likely that a Land Drainage Consent is required to culvert the "ordinary watercourse", above which the unit will be located.

Protected Species

We note that there is no information about protected species with the application, and therefore are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

Other matters

Our comments above only relate specifically to matters included on our checklist, Development Planning Advisory Service: Consultation Topics (September 2018), which is published on our website. We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interest. We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our website for further details.

Welsh Water:

No observations to make on the application.

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

Public Consultation: A notice was posted in the press and on the site and nearby residents were informed. The advertising period has expired. One letter /correspondence was received with observations on the application:

Campaign for the Protection of Rural Wales

- Have stated concern regarding the visual impact of the original poultry unit but consider that it is less obtrusive than foreseen.
- A row of trees on the south-eastern boundary do not yet screen the structure from the B4413 highway.
- The location of the proposal has been screened to an extent by the existing shed and the nature of the landform - do not consider that there is significant visual impact.
- Not aware of any local concerns regarding the proposal.
- Concern about the environmental impact of the poultry units and the discharge of ammonia and nitrogen as a result of spreading manure.
- Note that NRW have approved an Environmental Permit.
- It is also noted that the Biodiversity Unit has declared concern about the impact of spreading manure on biodiversity and habitat deterioration - possibly contrary to policy AMG5
- Need to consider the cumulative impact of the development prior to approving more units.

5. Assessment of the material planning considerations:

The principle of the development

- 5.1 The site is located outside any development boundary as defined by the Local Development Plan (LDP) and is therefore a site in open countryside. Policy PCYFF 1 states that outside the development boundaries, proposals will be refused unless they are in accordance with specific policies in the Plan or national planning policies or that the proposals show that its location in the countryside is essential. There is no specific policy in the LDP regarding agricultural development, therefore the main consideration is Planning Policy Wales (PPW) and Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities.
- 5.2 Paragraph 5.6.6 of Planning Policy Wales states that whilst the protection of the open countryside should be maintained wherever possible, the expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts. It expands on this in paragraph 5.6.8, and states that planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices.
- 5.3 Technical Advice Note (TAN 6): Planning for Sustainable Rural Communities to promote a sustainable and profitable future for farming families and businesses by producing and processing farm produce at the same time as protecting the environment, health and welfare of animals and adapting to climate change and mitigating its impacts, contributing to the vitality and prosperity

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

of rural communities. The Guidance notes that new buildings should usually be part of a group and a relationship should be secured between their colour and size and existing buildings.

- 5.4 In this case, the proposed shed is an expansion of an existing family business of approximately 289.55 hectares and farming cattle, sheep, grain and more recently egg-laying chickens. The proposed shed would be located close to the existing chicken shed, which is of the same size, scale and design as the proposed. It is considered that the shed is reasonably necessary for agricultural purposes to expand the business and there is no doubt that its countryside location is essential within the established farmyard. Therefore, the proposal complies with the principles of PPW and TAN 6 as long as there are no unacceptable impacts as a result of the proposal.

Visual amenities

- 5.5 The proposed building will be of a substantial size, measuring 135 metres long, 19.5m wide, 6.7m high to the apex with a floor area of 2633m². As already mentioned, the proposed building would have the exact same appearance, size, colour and angle of layout as the existing shed with a gap of 20 metres between them. The existing chicken shed lies comparatively low in the landscape, without appearing obtrusive and out of place within a Special Landscape Area. Due to its comparatively flat setting within an undulating landscape, there are only occasional views of the existing shed from nearby landscape, such as from the B4413 county highway from the direction of Botwnnog. The proposed shed would be situated north west of the existing, therefore the existing shed would be screened to an extent from the most prominent views. A condition of the previous application stated that landscaping was required on the eastern side of the shed and there is evidence that this has occurred; however, we appreciate that this needs time to establish.
- 5.6 It is inevitable that such a development will be visible from land higher up, such as Mynydd Rhiw that lies within an Area of Outstanding Natural Beauty; however, agricultural sheds are an usual feature in the vicinity. From wider vistas, the existing shed appears as if it has been sunk low in the landscape, with the green coloured finish integrating well into the rural background. On this basis, it is considered that the proposed shed would also take its place, with a visual link with the farm meaning that the additional shed would not draw attention. It is not considered that the proposal will have a substantial detrimental impact on the character of the nearby Area of Outstanding Natural Beauty, and will not spoil the beauty of the Special Landscape where it stands. Landscaping work has been undertaken and it is envisaged that the visual quality of the site will improve in time, once it has established. It is also believed that a further landscaping condition is reasonable bearing in mind the development's large scale. Therefore, it is considered that the shed design and its visual impact is acceptable in the context of policies PS 5, PCYFF 3, PCYFF 4, PS 19 and AMG 2 LDP.
- 5.7 The holding also stands within the Llŷn and Bardsey Landscape of Outstanding Historic Interest. The proposal would add an agricultural building together with associated work to the landscape. However, it is not considered that it would compromise any heritage assets or historic features in the proposed setting and is therefore acceptable in terms of policies PS 20 and AT 1 of the LDP.

General and residential amenities

- 5.8 There are a few dwellings in the site's vicinity, namely Tre'r Ddôl row who were consulted on the application and are approximately 315 metres south, and the nearest house in the village of Sarn is approximately 470m north west of the site. Policy PCYFF 2 of the LDP states that proposals should be refused if they have a significant detrimental impact on the health, safety or amenities

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

of the occupants of local properties, disturbance, noise, dust and pollution. No objection was received to the proposal from local residents, which is positive. In terms of the impact on local occupants, it is not anticipated that there is a significant difference in disturbance to what is experienced living near the existing operational farm and the undulating nature of the landform, 'cloddiau' and the reasonable distance that offers some protection.

- 5.9 In terms of noise impact, it has to be borne in mind that there is one chicken shed already on the site and introducing a second shed would present another background noise source to the area. The information on the application notes that the shed would include mechanical ventilation fans to control the structure's temperature and that these tend to operate more regularly in hot weather. The Council's Public Protection Unit was consulted regarding Noise issues and they did not consider that the Noise Management Plan received was sufficient. It is recommended, due to the rural location of the unit, that a Noise Assessment should be undertaken and agreed prior to the commencement of unit construction to ensure that the unit does not have a noise impact on nearby residents and does not unacceptably increase the area's background noise level. It is therefore requested, should the application be approved, that a Noise Impact Assessment is undertaken to ensure that machinery or equipment including air conditioning and ventilation (fans) are installed or operated in connection with delivering this permission enclosed and / or attenuated in order that the noise generated from the operation of the machinery will not increase the area's current background noise levels during the day and night. It is noted as LA90 [1 hr] (during the day 07:00 - 23:00 hrs) and /or (b) LA90 [5 minutes] during the night (at night 23:00 - 07:00 hrs) in any nearby noise sensitive premises. Noise measurements for the purposes of this condition will be in accordance with BS 4142: 2014. The agent was informed of the Public Protection Unit's observations that a Noise Assessment condition was required, and the agent is satisfied and confident that the noise levels will be acceptable and will be in compliance. It is considered that an operating hours condition is not reasonable for a working farm and would be difficult to police.
- 5.10 In terms of measures to prevent odours and pollution, a Drainage Plan, Manure Management Plan, A Report on Modelling the Dispersion and Deposition of Ammonia and a Dispersion modelling study of the impact of odour were submitted as part of the application. Briefly, the building will include underground tanks to collect foul water and operate a multi-tier system as the existing shed, that will enable manure to fall down to a conveyor belt that will remove manure from the building (every 3-4 days). Foul water and manure would then be dispersed directly onto the farm's land or transported to the farm's enclosed slurry/manure store. Very little manure will be stored in the building, thus reducing any pest activity. There is also a potential that the accumulated manure will be mitigated as a result of the hens' freedom to access the nearby fields. There are regulations in place to ensure that such developments are completed and implemented in an appropriate manner to avoid negative impacts. Natural Resources Wales have confirmed that they are satisfied with the proposed provision. It appears that an Environmental Permit has already been approved for 64,000 free range chickens by NRW and emissions from the proposed shed are lower than the harmful thresholds. However, it is noted that the Public Protection Unit, who deal with pollution, state that the assessment submitted only assesses odours and ammonia. On this basis, we ask that a condition is included that should the application be approved an Assessment regarding the impact of Pollution of Particulate Matter on relevant receptors as a result of the development is submitted.
- 5.11 Based on the responses of NRW and the recommendations of the Public Protection Unit, it is considered that it is possible to include appropriate conditions to ensure that there would be no

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

substantial detrimental impact on the health and amenities of local residents in terms of noise and pollution control. There are also other environmental regulations beyond planning rules, that ensure that developments operate in an appropriate manner to avoid negative impacts. With the conditions recommended, it is considered that the proposal may be acceptable in terms of safeguarding amenities and the quality of the environment to meet the requirements of policies PS 5 and PCYFF 2 of the LDP.

Transport and access matters

- 5.12 It is intended to use the farm's existing vehicular access off the class 2 B4413 county highway and the track that leads up through the farmyard to the existing chicken shed for the development. In terms of transport patterns, as with the existing chicken shed, it will be expected that a HGV lorry will come to the farm 2/3 times a month transporting chicken feed. Eggs will be collected every three days and vehicles transporting new chickens will arrive once every 13 months. Apart from this, there will be the daily comings and goings to the site by farm workers. The observations of the Transportation Unit on the proposal have been received stating that they had no objections and that they only anticipate a small increase in traffic levels. Therefore, it is considered that the proposal is acceptable in relation to road safety and there would be plenty of parking and turning space within the nearby yard. Therefore, it is considered that the proposal is acceptable in terms of policies TRA 2 and TRA 4 of the LDP.

Biodiversity matters

- 5.13 The shed would be situated on part of an agricultural field that is improved grassland. There are Local Wildlife Site designations over 300m to the east and over 300m west of the application site; therefore, the Biodiversity Unit was consulted to assess whether there would be any harm to these. Their initial observations required the submission of an Ecology Impact Assessment to include the impact of spreading manure on the wildlife sites. The Assessment was received later on and a second consultation was undertaken with the Biodiversity Unit on the additional information. The wildlife site protection measures include fencing around the designation, creating a wildlife corridor and a 10m protection zone around watercourses. The Officer also recommends some additional measures to protect the land together with the need to revise the Manure Management Plan to ensure that less manure is dispersed near the wildlife sites. The Biodiversity Unit also requires the submission of a Biodiversity Improvement Plan, to include the planting of native hedgerows around some of the field boundaries and the planting of additional suitable plants in the marshy lands to attract butterflies and wildlife. Confirmation had been received from the agent that they were willing to submit an Enhancement Plan and to follow the Biodiversity recommendations. Policy AMG 3 states that proposals should protect and, where appropriate, improve biodiversity identified as important to the local area. Having considered the substantial size of the development, it is deemed that the requirements of the Biodiversity Unit are reasonable and there is justification for imposing the conditions suggested to protect and improve the site's wildlife. With these conditions, the proposal is considered to be acceptable in relation to policies PS 19 and AMG 5 of the LDP.

6. Conclusions:

- 6.1 Having considered the above and all the relevant matters, including local and national policies and guidance, together with the observations received following the consultation process, it is deemed the proposal as submitted is acceptable subject to the inclusion of the following conditions.

PLANNING COMMITTEE	DATE: 24/05/2021
REPORT OF THE SENIOR PLANNING AND PUBLIC PROTECTION SERVICE MANAGER	

7. Recommendation:

7.1 To approve subject to the following conditions:

1. Commence within five years.
2. In accordance with the plans.
3. The roof and external walls to be of a dark green colour to match the existing shed.
4. The colour of the feed bins to match the existing ones.
5. Agricultural use of the building only.
6. Submission of a landscaping plan
7. A Noise Impact Assessment to be submitted prior to the commencement of the development
8. Submission of an Assessment of the Impact of Pollution from Particulate Matter prior to the commencement of the development
9. Submission a Biodiversity Enhancement Plan prior to the commencement of the development
10. A revised Manure Management Plan to be submitted prior to the commencement of the development