

Vale of Clwyd

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24/2018/0206

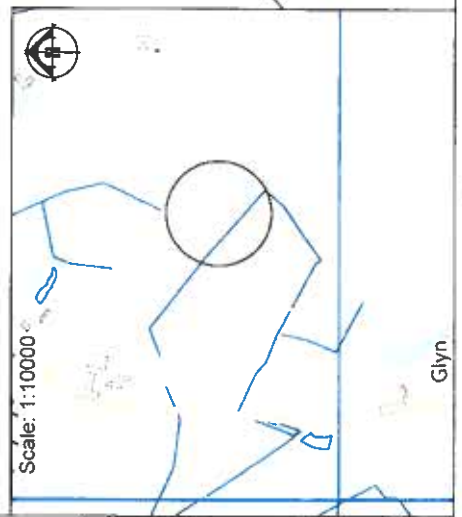
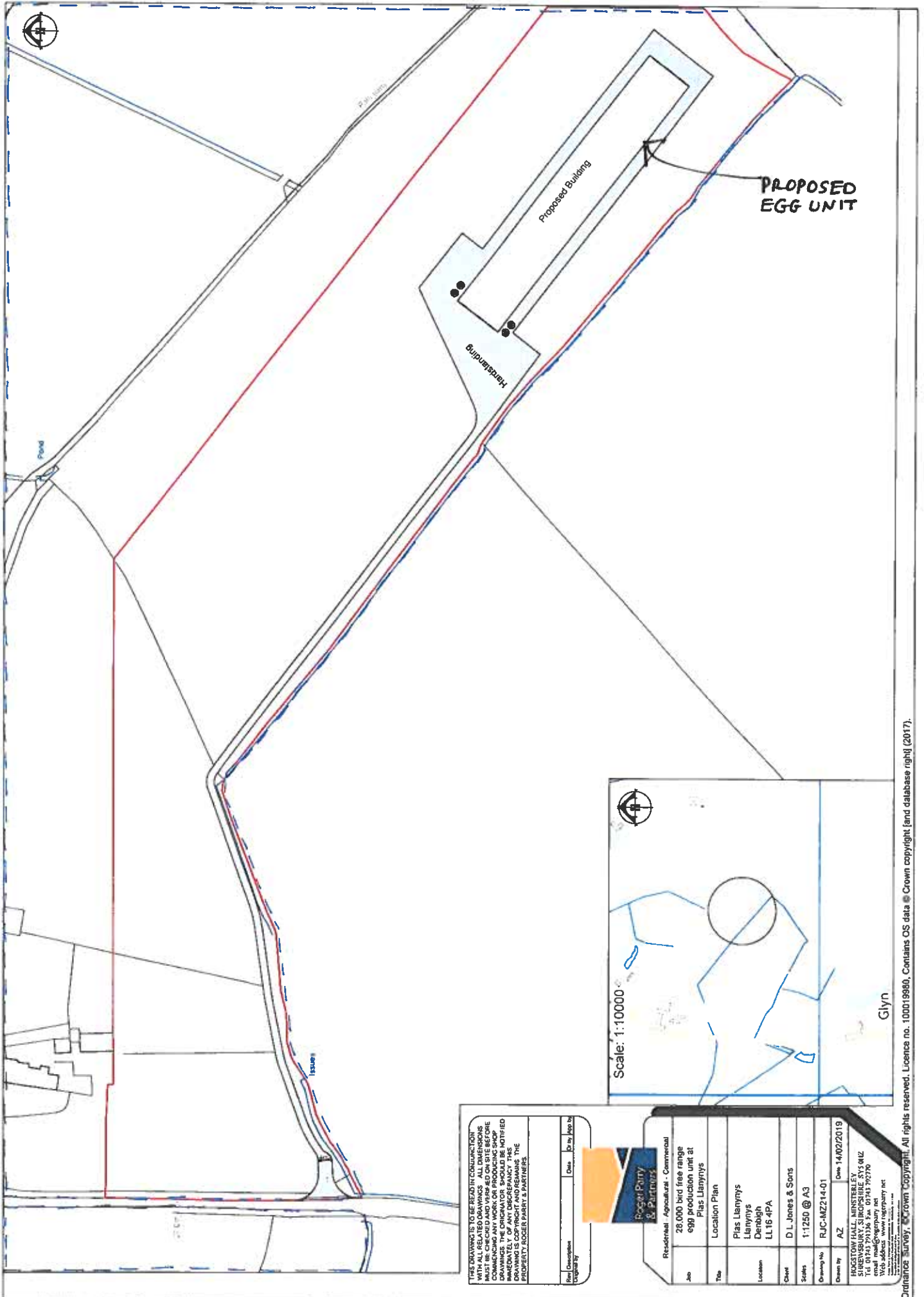
Scale: 1:5000

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LOCATION



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Rev	Description	Date	Drawn by	App'd by



Residential - Agricultural - Commercial	
Job	26,000 bird free range egg production unit at Plas Llanynys
Title	Location Plan
Location	Plas Llanynys, Llanynys, Denbigh, LL16 4PA
Client	D.L. Jones & Sons
Scale	1:1250 @ A3
Drawing No	RJC-MZ214-01
Drawn by	AZ
Date	14/02/2019
HAGSTOW HALL, MINSTERLEY, SHREWSBURY, SHROPSHIRE, SY5 0NL Tel: 01743 832770 Email: info@regisurvey.net Web address: www.regisurvey.net	

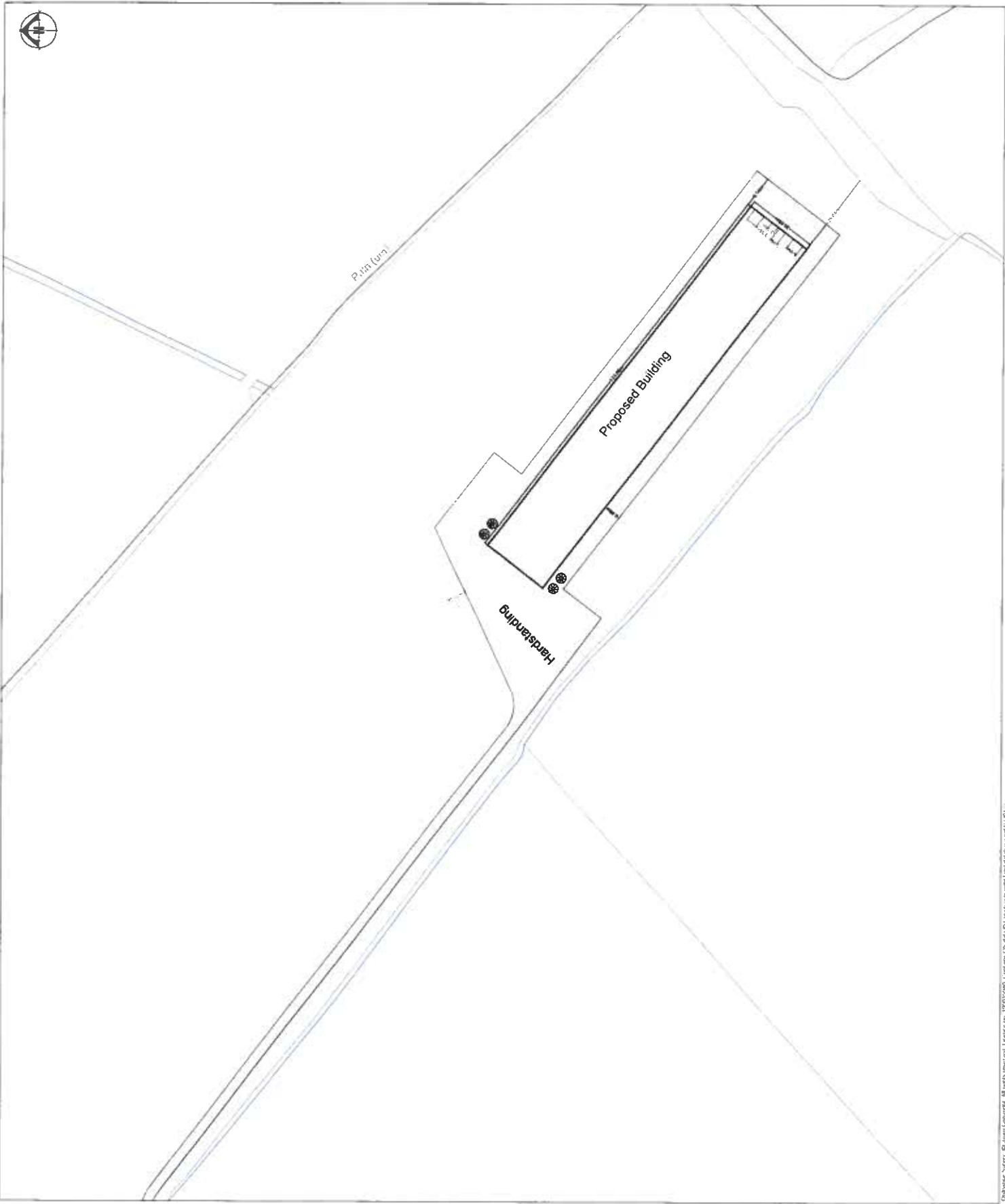
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 Checked by: []
 Date: []



Job	Residential - Agricultural - Commercial
Info	28,000 bird free range egg production unit at Plas Llanynys Proposed Block Plan
Location	Plas Llanynys Llanynys Denbigh LL16 4PA
Client	D L Jones & Sons
Scale	1:500 @ A1
Drawn No	RJC-MZZ14-03
Drawn by	AZ
Issue	07/02/2019

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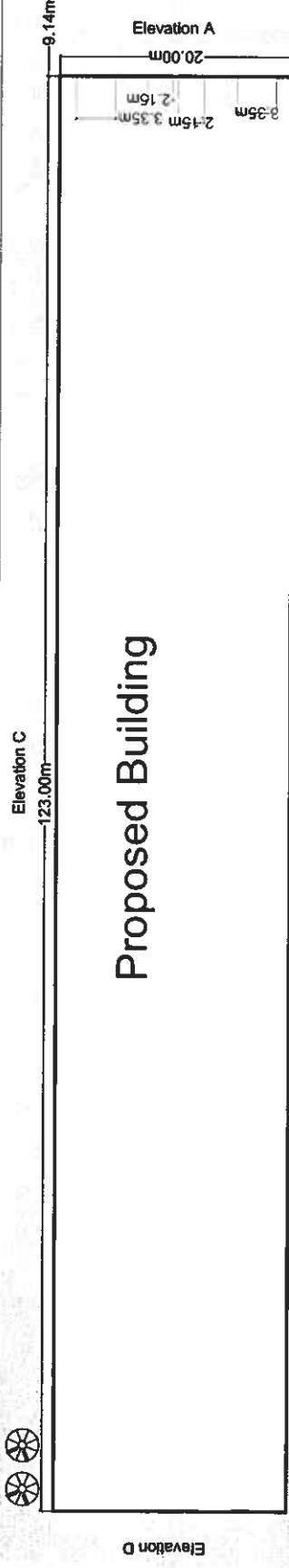
FLOOR & ELEVATION PLANS

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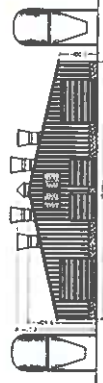
Residential - Agricultural - Commercial	
Job	28,000 bird free range egg production unit at Plas Llanynys
Site	Proposed Elevations & Floor Plan
Location	Plas Llanynys, Llanynys, Denbigh, LL16 4PA
Client	D L Jones & Sons
Scale	See Plan @ A1
Drawing No	RJC-MZ214-02
Issue No	07/02/2019
IAN HIRSTON L. MINNERTY S. JONES ARCHITECTS AND PARTNERS 1st Floor, 100, The Quadrant, Llanelli, SA11 1UL Email: info@rhmnj.co.uk Tel: 01792 702720 Web address: www.rhmnj.co.uk	



Proposed Building

Elevation B

Scale: 1:200



Elevation D

Scale: 1:200



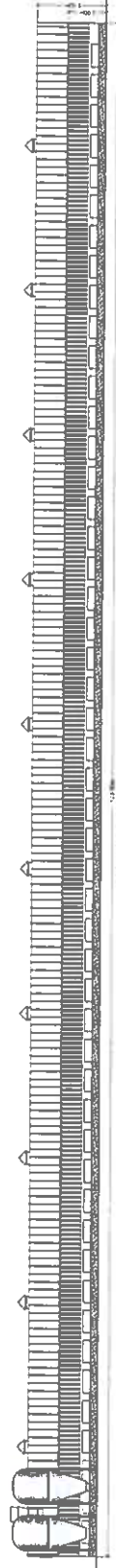
Elevation A

Scale: 1:200



Elevation C

Scale: 1:200



Elevation B

Scale: 1:200

ACCESS DETAIL



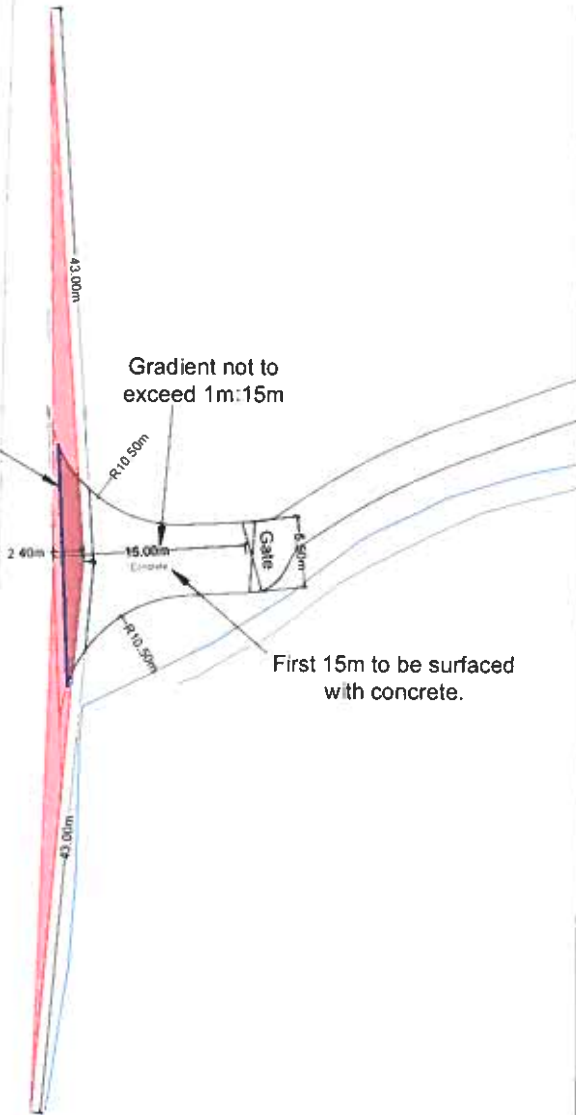
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37.0m

Acco drain to prevent surface water drainage entering County Highway
Discharge to brook.

Gradient not to exceed 1m:15m



First 15m to be surfaced with concrete.

43.00m

43.00m

2.40m

15.00m

6.50m

R10.50m

R10.50m

Gate

Rev	Description	Date	Dr by	App by
Original				



Residential - Agricultural - Commercial	
Job	28,000 bird free range egg production unit at Plas Llanynys
Type	Highway Plan
Location	Plas Llanynys Llanynys Denbigh LL16 4PA
Client	D L Jones & Sons
Scales	1:200 @ A1
Drawing No	RJC-MZ214-05
Drawn by	AZ
Date	07/02/2019

ROGISTOWHALL MINISTERLEY
SHROPSHIRE SHROPSHIRE SY5 0LZ
Tel: 01743 791336 Fax: 01743 792770
email: mail@rogerparry.net
Web address: www.rogerparry.net

37.2m

WARD : Llandyrnog

WARD MEMBER: Councillor Merfyn Parry (c)

APPLICATION NO: 24/2018/0206/ PF

PROPOSAL: Erection of a free range egg production unit including silos and associated works including access

LOCATION: Plas Llanyynys Llanyynys Denbigh

APPLICANT: D L Jones & Sons

CONSTRAINTS: C2 Flood Zone

PUBLICITY UNDERTAKEN: Site Notice - Yes
Press Notice - Yes
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – 4 or more objections received

CONSULTATION RESPONSES:

LLANYNYS COMMUNITY COUNCIL –
“No objections”.

NATURAL RESOURCES WALES

No objections subject to inclusion of conditions to ensure development is carried out in accordance with Flood Consequences Assessment, Drainage Plan, Manure Management Plan, and Method Statement Pollution Prevention document.

In relation to emissions, are satisfied that the farm process contributions of ammonia and nitrogen deposition from this proposed unit are below the thresholds applied in their assessment of potential impacts on protected sites.

It is for the Authority to determine whether the risks and consequences of flooding can be managed in accordance with TAN15.

PUBLIC HEALTH WALES –

No objections

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Highways Officer –

No objection, taking into consideration that a dairy enterprise was run from the Farm and there were similar traffic movements to that of the former and proposed use. Suggests conditions in relation to the access detailing.

Public Protection Officer –

No objections, subject to imposition of conditions to ensure the recommendations and specifications of the noise assessment, Manure Management Plan and Method Statement Pollution Prevention are followed.

County Ecologist –

No objections. Recommends that conditions are attached to ensure that there are no negative impacts on protected species or the nature conservation value of the site.

Flood Risk Engineer –

Has no concerns from a flood risk perspective, but notes it is proposed to drain excess water from a storage tank via an overflow pipe discharging to an existing ditch south-west of the site, which will require Ordinary Watercourse Consent.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

A. Whitley, The Coach House, Llanynys
S. Price & A. Broom, Vicarage Lodge, Llanynys
L. Bond & D. Bond, The Old Vicarage, Llanynys
Darren Hughes, 1 Glyn Castell, Llanynys
J. Roberts, Brynawel, Llanynys
Sarah Williams, Drefechan, Llanynys, Denbigh
Simon Woods, Bryn Gerllig, Llanychan

Summary of planning based representations in objection:

Residential amenity

Impact on residential amenity by way of odour and dust

Visual amenity

Impact on visual amenity as a result of the size and location of the building

Highways

Impact on highway infrastructure as a result of the additional vehicle movements

In support

Representations received from:

David & Kimberlet Platt, Glanynys, Llanynys
Peter Evans, Melys Dref, Llanynys
David Platt, Glanynys, Llanynys
Jez Hemming, 1, Chapel Street, Trefnant
Bronwen Isaac, Tai Newydd, Llanynys

EXPIRY DATE OF APPLICATION: 13/01/2019

EXTENSION OF TIME AGREED? 18/1/2020

REASONS FOR DELAY IN DECISION (where applicable):

- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information
- awaiting consideration by Committee

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Full planning permission is sought for the erection of a free range poultry building to accommodate a 28,000 free range bird egg laying production unit.

- 1.1.2 The new building would be located some 300 metres to the south east of the farmyard at Plas Llanynys on land currently in agricultural use. It would measure approximately 123 metres x 20 metres, with eaves at 3 metres and its ridge at 5.4 metres. There would be 4 silos for feed located at the north western end of the building. There would be 10 roof mounted mechanical fans along the ridge of the roof.
- 1.1.3 Materials for the external elevations would be steel panels, coloured dark green.
- 1.1.4 Access to the site would be via an existing field entrance that would be improved, and a track would be laid from the highway access to serve the building and its associated hardstanding.
- 1.1.5 Land levels would be increased by between 200mm at the north western end of the proposed building and 400mm at the south eastern end of the building.
- 1.1.6 The plans at the front of the report illustrate the basic proposals.

1.2 Other relevant information/supporting documents in the application

- 1.2.1 The application is accompanied by a Manure Management Plan, Odour Assessment, Noise Assessment, and Ammonia Assessment.
- 1.2.2 When the application was initially submitted, it was 'screened' in accordance with current Environmental Impact legislation by Officers. The screening concluded that the development was 'EIA Development' as a result of the potential impacts on the Llwyn Special Area of Conservation. This conclusion was subsequently confirmed by the Welsh Government. Accordingly, an Environmental Statement was submitted with the application.

1.3 Description of site and surroundings

- 1.3.1 The site is located 450m south east of the settlement of Llanynys.
- 1.3.2 The site and surrounding land is relatively flat, and is in use as a pasture land.
- 1.3.3 The site boundaries are a mixture of mature hedges featuring out grown trees and fencing. Immediately to the east of the site is a small coppice.

1.4 Relevant planning constraints/considerations

- 1.4.1 Part of the land is within a flood zone.
- 1.4.2 The site is within 2.5km of an SSSI and SAC.

1.5 Relevant planning history

- 1.5.1 None.

1.6 Developments/changes since the original submission

- 1.6.1 Additional information in relation to the proposals impact on the SSSI and SAC has been submitted along with a revised Manure Management Plan, Odour Assessment, Flood Consequence Assessment and revised location for the building.

1.7 Other relevant background information

- 1.7.1 None.

2. DETAILS OF PLANNING HISTORY:

- 2.1 None.

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

3.1 **Local Policy/Guidance**

Denbighshire Local Development Plan (adopted 4th June 2013)

Policy PSE5 – Rural economy

Policy VOE1 - Key areas of importance

Policy VOE5 – Conservation of natural resources

Policy VOE6 – Water management

Policy ASA3 – Parking standards

Supplementary Planning Guidance

Supplementary Planning Guidance Note: Conservation and Enhancement of Biodiversity

Supplementary Planning Guidance Note: Parking Requirements In New Developments

Supplementary Planning Guidance Note: Trees & Landscaping

3.2 **Government Policy / Guidance**

Planning Policy Wales (Edition 10) December 2018

Development Control Manual November 2016

Technical Advice Notes:

Technical Advice Note (TAN) 6: Planning for sustainable rural communities (2010)

Technical Advice Note (TAN) 11: Noise (1997)

Technical Advice Note (TAN) 12: Design (2016)

Technical Advice Note (TAN) 18: Transport (2007)

Technical Advice Note (TAN) 23: Economic Development (2014)

3.3 Other material considerations

Welsh Government Chief Planning Intensive poultry units: guidance for location planning authorities (June 2018)

Natural Resources Wales Guidance Note GN021: Poultry Units: planning permission and environmental assessment

4. MAIN PLANNING CONSIDERATIONS:

In terms of general guidance on matters relevant to the consideration of a planning application, Section 9.1.2 of the Development Management Manual (DMM) confirms the requirement that planning applications 'must be determined in accordance with the approved or adopted development plan for the area, unless material considerations indicate otherwise'. It advises that material considerations must be relevant to the regulation of the development and use of land in the public interest, and fairly and reasonably relate to the development concerned.

The DMM further states that material considerations can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment (Section 9.4).

The DMM has to be considered in conjunction with Planning Policy Wales, Edition 10 (December 2018) and other relevant legislation.

The following paragraphs in Section 4 of the report therefore refer to the policies of the Denbighshire Local Development Plan, and to the material planning considerations which are considered to be of relevance to the proposal.

4.1 The main land use planning issues in relation to the application are considered to be:

- 4.1.1 Principle
- 4.1.2 Landscape and Visual amenity
- 4.1.3 Residential amenity
- 4.1.4 Manure management
- 4.1.5 Ecology

- 4.1.6 Drainage (including flooding)
- 4.1.7 Highways (including access and parking)
- 4.1.8 Impact on Listed Building / Historic assets

4.2 In relation to the main planning considerations:

4.2.1 Principle

Paragraph 5.6.6 of PPW 10 advises that Local Planning Authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation.

TAN6 Appendix 1 sets out general matters for planning authorities to consider when dealing with agricultural prior notification applications, which are considered to be material to the determination of planning applications. TAN6 2.1.1 states the planning system must also protect and enhance the natural and historic environment and safeguard the countryside and open spaces.

With regard to agricultural development, PPW10 states that diversification activities come in many forms and include both agricultural and non-agricultural activities. The examples given include livestock rearing. PPW10 goes on to state that diversification projects “should be supported where there is no detrimental impact on the environment and local amenity”.

Policy PSE5 of the Local Development Plan states that development, including agricultural diversification, will be supported throughout the County subject to detailed criteria, which include making a significant contribution to sustainable development and recognising any special status of the Area of Outstanding Natural Beauty/Area of Outstanding Beauty.

The June 2018 Welsh Government ‘Dear Chief Planner’ letter states:

“Strong rural economies are essential in creating and sustaining vibrant rural places and communities. The planning system should support economic and employment growth in the countryside wherever it is considered appropriate. In adopting a constructive approach towards agricultural development we need to ensure significant consideration is given to environmental protection as well as the well-being of people and the impacts on natural and cultural resources.”

It is evident that national and local planning policy offer general support for appropriate new agricultural development. It is therefore considered that a proposal for an egg production unit would be acceptable in principle, and that the key issues to address are the localised impacts, which are reviewed in the following sections of the report.

4.2.2 Landscape and Visual amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The visual amenity and landscape impacts of development should therefore be regarded as a potential material consideration.

PPW 10 Section 6.3.3 states ‘All the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic,

environmental and cultural benefits they provide, and to their role in creating valued places.'

TAN 6 A.14 states the siting of a new agricultural building can have a considerable impact on the surrounding landscape. Developments should be assimilated into the landscape without compromising the functions they are intended to serve. New buildings should normally form part of a group rather than stand in isolation, and relate to existing buildings in size and colour. However, new buildings of modern design may sometimes best be separated from a group of traditional buildings to avoid visual conflict. Sites on skylines should be avoided. To reduce visual impact, buildings should be blended into the landscape or, on sloping sites, set into the slope if that can be achieved without disproportionate cost.

Concern has been raised by local residents that the building would appear as a large isolated unit in the open countryside.

Having regard to the scale and form of the building proposed, Officers acknowledge the proposal involves the erection of a large building in the open countryside. This is an instance, however where the topography of the site and surrounding land is relatively flat so the building is unlikely to be excessively prominent in wider vistas in the locality. Whilst a development of this scale would result in some impact upon visual amenity and landscape character, there is also opportunity to seek mitigation through the implementation of a detailed landscaping scheme, which can be secured and controlled through the inclusion of suitably worded planning conditions.

Consequently, and with respect to the comments raised by residents, having regard to the nature of the development, Officers do not consider impact on visual amenity and landscape character alone would warrant a refusal of planning permission in this instance.

4.2.3 Residential amenity

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The residential amenity impacts of development should therefore be regarded as a potential material consideration.

Policy PSE5 (i) of the LDP states appropriate employment proposals outside of development boundaries will be supported providing the proposal is appropriate in scale and nature to its location.

The June 2018 Welsh Government Dear Chief Planner letter states:

“Intensive agricultural units particularly pig and poultry farms, can affect both sensitive habitats and the local population. This is largely through the release of pollutants, including: ammonia; nutrients from manure, litter and slurry; effluent discharges; dust; odour; and noise.

There is the need to exercise particular care when considering developments which would bring livestock units within close proximity to sensitive land uses such as homes, schools, hospitals, office development or sensitive environmental areas. Importantly, while an individual intensive livestock development may be acceptable, the cumulative impacts resulting from similar developments nearby should also be taken into account.”

“While environmental permitting and local controls, such as statutory nuisance, may manage the ongoing effects of development, the planning

system should consider the relationship between neighbouring and potentially conflicting land uses in the first instance.”

It is recognised that intensive livestock units therefore have the potential to impact on the living conditions of residents living nearby through a number of factors, in particular emissions of noise, odour and dust / airborne pollution.

Representations received express concerns regarding impact of the proposal on residential amenity and human health.

In relation to Odour:

Established practice requires odour assessment to take into account the impacts of the proposed unit, associated spreading range and associated manure storage facilities.

In this instance, the submitted Manure management plan clarifies that all manure would be removed from site and taken to an Anaerobic Digestion plant (AD) – at Lower Park Farm Co-operative Ltd in Wrexham. The AD Plant owners have confirmed that the plant has capacity to both store and process the predicted 550 tonnes produced per annum. No manure would be spread on the land in the location of the unit. There is contingency storage available within the existing farm yard at Plas Llanynys.

The submitted odour assessment identifies relevant sensitive receptors. In line with accepted industry standards, the assessment models the potential odour impacts on those receptors, and in doing so takes into account prevailing winds, topography and location of receptors. The odour from a poultry unit is classed as a moderately offensive odour as it is linked to intensive livestock rearing, in line with Natural Resources Wales Odour Management Guidance. 1.0 Odour Unit per meter cube (OU/m³) is the limit of detection in a laboratory. 2.0 - 3.0 OU/m³ may result in a particular odour being detected in an open environment. The Odour Management Guidance gives benchmark odour levels based on the 98th percentile (i.e. the receptor may notice an odour for approx. 168 hours per year) at the site boundary as 1.5 OU/m³ for the most offensive odours and 3.0 OU/m³ for moderately offensive odours.

The modelling in the submitted report shows a predicted odour concentration of 3.0 OU/m³, which does not reach the closest residential receptor. Odour concentrations at the closest residential receptor are predicted to be significantly below 1.5 OU/m³. With regard to the ranging area, it is considered that where it is in close proximity to dwellings, the ‘density’ of chickens would be low – chickens are not known to range far from the main shed. On this basis it is unlikely that the ranging area would be a source of significantly noticeable odour. In consideration of the contingency manure storage building, it should be noted that all manure is to be exported off site, and therefore it would only be used in extreme circumstances. It should also be noted that this manure storage area is an existing facility which could be used for the storage of manure without the consent of the local planning authority.

Based on the modelling report and responses received, it is not considered that the odour from the proposed poultry unit, storage and associated range would have an unacceptable impact on the closest residential receptors. In the event that there should be an issue, it is considered that sufficient control exists within the Environmental Protection regime to deal with the situation.

In relation to Noise

A noise impact assessment has been submitted in support of the application to address matters initially raised by Public Protection Officers.

The Public Protection Officer has considered the noise impact assessment, and has advised the level of noise generated from the ventilation equipment and other operational noise would not result in an unacceptable level of noise at the nearest residential properties, and subject to imposition of conditions to ensure the recommendations and specifications of the noise assessment are followed, the Officer has raised no objection to the proposal.

Having regard to the opinion of the Public Protection Officer, it is considered that the proposal is unlikely to result in an unacceptable noise impact on residential properties in the locality. In the event that there should be any issues, it is considered that sufficient control exists within the Environmental Protection regime to deal with them.

In relation to dust / airborne pollutants

The Public Health Board recommends that local planning authorities and regulators ensure that, where there are sensitive receptors within 100m from the boundary of an intensive farming operation, the applicant undertakes a detailed risk assessment that objectively considers how the operator will effectively manage and minimise emissions including ammonia, odour and bio-aerosols.

There are no dwellings within 100m of the site, the nearest being 'The Coach House' in Llanynys at 400m away. Nevertheless, an ammonia dispersion and deposition modelling report has been submitted with the application, along with a risk assessment in relation to dust. Neither the Public Health Board nor Public Protection Officers raise an objection to the proposal in regard to dust or airborne pollutants.

On the basis of the information provided and responses received, Officers are of the opinion that the proposal is unlikely to result in an unacceptable impact on the amenity of neighbouring properties.

4.2.4 Ecology

Policy VOE 5 requires due assessment of potential impacts on protected species or designated sites of nature conservation, including mitigation proposals, and suggests that permission should not be granted where proposals are likely to cause significant harm to such interests.

Policy VOE 5 reflects policy and guidance in Planning Policy Wales (Section 6.4), current legislation and SPG 18 – Nature Conservation and Species Protection, which stress the importance of the planning system in meeting biodiversity objectives through promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable. Planning Policy Wales also draws attention to the contents of Section 6 of the Environment (Wales) Act 2016, which sets a duty on Local Planning Authorities to demonstrate they have taken all reasonable steps to maintain and enhance biodiversity in the exercise of their functions.

NRW have raised no objections to the proposal.

The Council's Ecologist has reviewed the application documents, and has recommended that conditions are attached to ensure that there are no negative impacts on protected species or the nature conservation value of the site.

Intensive agricultural units have the potential to impact protected sites through aerial emissions (ammonia and nitrogen deposition). The site being considered is within 5km of a number of SSSI's and SACs, as detailed in the submitted Environmental Statement and ammonia dispersion report.

The application is for development that falls within the categories of the EIA Regulations and has obliged the submission of an Environmental Statement, in this case including an ammonia dispersion and deposition modelling report, which

assesses the impact of ammonia, nitrogen and acid deposition on ecological receptors including wildlife sites, ancient woodlands and protected sites (SSSI's). The modelling concludes the process contribution to ammonia concentration and nitrogen deposition are below the thresholds NRW apply.

Given the responses of NRW and the Council's Ecologist, it is considered that the proposal, overall, would not have an unacceptable impact on the biodiversity of the area, protected species, or international/national sites of nature conservation.

4.2.5 Drainage (including flooding)

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The drainage and flood risk impacts of development should therefore be regarded as a potential material consideration.

Neither NRW nor the Council's Drainage Officers have raised objection on drainage grounds. There are no individual objections raising drainage concerns.

The clean and foul water drainage systems will be kept separate in order to ensure no pollution incident occurs. The drainage plan shows the proposed location of the clean and dirty water storage tanks.

Any discharge of clean water to ditches or land drains would require ordinary water course consent, and discharge of dirty water to land would require consent from NRW, hence are matters subject to other detailed consenting processes.

As a small part of the site is within a C2 flood zone, this obliges the consideration of tests set out in section 6.2 of TAN 15, to justify the development. Test (i) and (ii) require the location within zone C as necessary to assist a local strategy to sustain an existing settlement, or to contribute to employment objectives to sustain an existing settlement. It can be argued that the proposal meets this test in that it is development which seeks to support a rural enterprise as outlined in adopted LDP policy PSE5. With regard to test (iii) it is acknowledged that the site is not previously developed land. However, the site has been chosen so as to minimise impacts on the amenity of residents, and to lessen the impact of the proposal on the appearance of the area. Test (iv) requires proposals to demonstrate the potential consequences of flooding have been considered. To this end, NRW have reviewed the submitted FCA and the mitigation measures suggested. The FCA demonstrates that adequate compensatory flood storage can be provided, and that the building can be lifted above flood levels. NRW do not object to the proposal.

In conclusion, having regard to the above, it is considered that there are grounds for supporting the application when assessed against the TAN 15 tests and as the impacts of a flood in this location can be mitigated and would not impact adversely on other properties, the proposal is therefore considered to be acceptable.

4.2.6 Highways (including access and parking)

The Development Management Manual advises at paragraph 9.4.3 that material considerations must be fairly and reasonably related to the development concerned, and can include the number, size, layout, design and appearance of buildings, the means of access, landscaping, service availability and the impact on the neighbourhood and on the environment; and the effects of a development on, for example, health, public safety and crime. The highway impacts of development should therefore be regarded as a potential material consideration.

A number of public representations have been received raising concerns on highway safety grounds relating to the adequacy of the public roads leading to the site.

The highway officer has concluded there would not be an unacceptable impact on the local highways network in terms of capacity or highway safety, taking into consideration that a dairy enterprise was run from the Farm and there were similar traffic movements to that which may be involved in the proposed use.

Factually, the proposed access to the site would be at the location of an existing field access off the public highway, which would be improved to serve the development.

In noting local concerns, given the background and the comments of the Highway Officer, and with regard to the capacity of the existing road network, the scale of the proposed development and the proposed vehicular movements associated with it, Officers do not consider there would be unacceptable highway impacts arising in this instance.

Other matters

Well – being of Future Generations (Wales) Act 2015

The Well-being of Future Generations (Wales) Act 2015 imposes a duty on the Council not only to carry out sustainable development, but also to take reasonable steps in exercising its functions to meet its sustainable development (or well-being) objectives. The Act sets a requirement to demonstrate in relation to each application determined, how the development complies with the Act.

The report on this application has taken into account the requirements of Section 3 'Well-being duties on public bodies' and Section 5 'The Sustainable Development Principles' of the Well-being of Future Generations (Wales) Act 2015. The recommendation is made in accordance with the Act's sustainable development principle through its contribution towards Welsh Governments well-being objective of supporting safe, cohesive and resilient communities. It is therefore considered that there would be no significant or unacceptable impact upon the achievement of well-being objectives as a result of the proposed recommendation.

5. SUMMARY AND CONCLUSIONS:

5.1 It is officers' opinion that the proposals merit support in principle as there are benefits for the rural economy and the development would assist in sustaining employment in the local area.

5.2 The siting and appearance of the free range egg unit is considered acceptable and unlikely to have any significant detrimental effect on visual amenity, or the character of the special landscape area, subject to suitable landscaping. The impacts on residential amenity have been assessed to be acceptable. In the unlikely event that a pollution issue arises, there are sufficient controls available to the Local Authority through Environmental Health legislation to deal with such matters.

5.3 It is further considered that the proposal has adequately addressed the potential impacts on nearby SSSI's and SAC's, and it is concluded that it is unlikely to have an unacceptable impact on the natural environment.

RECOMMENDATION: GRANT- subject to the following conditions:-

1. The development to which this permission relates shall be begun no later than INSERT DATE
2. The development hereby permitted shall be carried out in strict accordance with details shown on the following submitted plans and documents unless specified as otherwise within any other condition pursuant to this permission
 - (i) Proposed elevations and floor plan (Drawing No. RJC-MZ214-02) received 18 February 2019

- (ii) Proposed block plan (Drawing No. RJC-MZ214-03) received 18 February 2019
 - (iii) Highway Plan (Drawing No. RJC-MZ214-05) received 18 February 2019
 - (iv) Drainage Plan (Drawing No. RJC-MZ214-04) received 18 February 2019
 - (v) Location Plan (Drawing No. RJC-MZ214-01) received 18 February 2019
 - (vi) Ammonia Report Rev. 1 received 12 December 2019 (vii) Report on Manure Management received 12 December 2019
 - (viii) Manure Management Plan Rev. 3 received 6 November 2019
 - (ix) Dust Management Plan received 6 November 2019
 - (x) Odour Assessment received 6 November 2019
 - (xi) Odour Report received 4 December 2019
 - (x) Noise Impact Assessment
 - (xi) Method Statement Pollution Prevention received 5 March 2018
3. The enterprise shall operate in strict accordance with the approved Manure Management Plan and Ranging area (received 6 November 2019 and 12 December 2019), and no chicken manure shall be spread on land in the ownership of the applicant at any time.
 4. The contingency manure storage shed within the existing farm complex at Plas Llanynys shall only be used as a temporary store for waste from the egg production unit when it is not possible to export the manure to the identified Anaerobic Digestion plant, and it shall not be permitted to be used as a contingency store for more than 14 days in any 3 month period.
 5. The development shall be carried out in strict accordance with the approved Flood Consequences Assessment (ref 109019-F01V2 received 25 July 2019).
 6. The building hereby approved shall not be used until the proposed drainage systems have been installed and are operational, strictly in accordance with the approved drainage plan (Drawing No. RJC-MZ214-04) received 18 February 2019).
 7. The access shall be laid out and constructed in accordance with the approved plan and completed before the development is brought into use.
 8. The visibility splays shown on the approved plan shall at all times be kept free of any planting, tree or shrub growth or any other obstruction in excess of 1.05 metres above the level of adjoining carriageway.
 9. Prior to the installation of any lighting, an external lighting/internal light spillage scheme shall be submitted to and approved in writing by the Local Planning Authority and all lighting installed shall be in accordance with the approved details.
 10. **PRE-COMMENCEMENT CONDITION**
No site clearance works or development shall take place until the written approval of the Local Planning Authority has been obtained to a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:
 - (a) all existing trees (including spread and species), hedgerows and other vegetation on the land, identifying those to be retained, and measures for their protection in the course of development.
 - (b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of implementing the planting;
 - (c) proposed materials to be used on any driveway(s), paths and other hard surfaced areas; and
 - (d) proposed earthworks, grading and mounding of land and changes in levels, retaining structures, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform, and water features.
 11. All planting comprised in the approved details of landscaping shall be carried out no later than the first planting and seeding season following the commencement of development. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
 12. **PRE-COMMENCEMENT CONDITION**
No site clearance works or development shall take place until the written approval of the Local Planning Authority has been obtained as to the finished floor levels of the proposed building in relation to the surrounding land and the development shall only proceed in accordance with those details.
 13. No development shall be permitted to commence on the external faces of the walls or roofs of the building until the written approval of the Local Planning Authority has been obtained to the details of all the materials, colour and finishes it is proposed to use thereon, and the development shall only proceed in strict accordance with those details as approved.

The reasons for the conditions are:-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure a satisfactory standard of development.
3. In the interest of residential amenity.
4. In the interest of residential amenity.
5. To ensure that the consequences of flooding are appropriately managed.
6. To ensure adequate drainage facilities are provided to serve the development.
7. To ensure the formation of a safe and satisfactory access in the interest of highway safety.
8. To provide for adequate visibility at the point of access to the highway in the interest of traffic safety.
9. In the interest of visual amenity and biodiversity.
10. In the interest of visual amenity.
11. In the interest of visual amenity.
12. In the interest of visual amenity.
13. In the interest of visual amenity.