

Application No.	Application Type	Date Valid	Expiry Date	Extension of Time Date
P/2023/0877	Full Planning Application	21/12/2023	15/02/2024	31/05/2024

Applicant	Agent Name and Address
ROBERT LATHAM KNOLTON FARM OSWESTRY ROAD OVERTON LL13 0LG	MR ROBERT BENNETT 6 LAURELS AVENUE BANGOR ON DEE WREXHAM LL13 0BQ
Description of Development	Location of Development
GOSOD PARLWR GODRO NEWYDD / INSTALLATION OF REPLACEMENT MILKING PARLOUR	KNOLTON FARM ST MARTINS ROAD OVERTON WREXHAM LL13 0LG

Relevant History	None relevant.
------------------	----------------

DEVELOPMENT PLAN

Wrexham Local Development Plan

Policy SP2: Location of Development

Policy SP12: Design Principles & Masterplanning Framework

Policy SP14: Natural Environment

Policy NE1: International and National Nature Conservation Designations

Policy NE2: Local Designations for Nature Conservation and Geological Importance

Policy NE3: Trees, Woodlands and Hedgerows

Policy NE6: Waste Water Treatment and River Water Quality

Policy DM1: Development Management Considerations

National Planning Policies

Planning Policy Wales Ed 12

Technical advice note (TAN) 5: nature conservation and planning

Technical advice note (TAN) 6: planning for sustainable rural communities

KEY COMMENTS MADE

Community Council: No response received

Local Member: No response received

Consultees:

Natural Resources Wales: Continue to have concerns with the application as submitted. However, are satisfied that these concerns can be overcome by attaching conditions

Dwr Cymru/Welsh Water: Dwr Cymru Welsh Water are not the sewerage operator for this area and it appears the applicant does not propose to connect to the public sewer, we therefore have no further comments regarding sewerage

Ecologist: The recommendations and ecological enhancements outlined in the accompanying ecology reports should be conditioned.

Highways: There are no alterations proposed to the existing accesses, nor traffic flow. Crashmap UK does not have any record of incidents adjacent to the entrances. We have no objection nor comments to make regarding the proposed replacement of the milking parlour from a highway perspective

Public Protection: Recommends the inclusion of standard advisories in relation to the burning of waste, dust and noise management and condition restricting noise levels.

Contaminated Land: No comments

Neighbours: 5 notification sent to nearest properties – no representations received.

OFFICER'S OBSERVATIONS

The Site

The application site comprises Knolton Farm which is a dairy unit with a milking herd of 270 cows on approximately 250 acres of grazing land. Located on Oswestry Road and comprises the farmhouse and a series of traditional brick outbuildings together with some more modern sheeted portal framed stock sheds. Outside of the settlement, the site is located in a rural location with only scattered housing. Notably the Knolton Farmhouse Cheese Factory stands alongside the farm, operating in a number of tall modern buildings.

Proposal

The application seeks permission for the erection of a replacement dairy. The new equipment will be housed in a purpose built shed measuring 55m long by 49m wide and 5.5m high at the eaves. It will have concrete panel walls to 3m with dark green cladding above and on the roof.

MAIN ISSUES

Principle of Development

Whilst Policy SP2 of the LDP directs new development to within settlement limits and allocated employment zones, the nature of the development requires that it be located amongst a rural farm complex. Policy EM4 of the LDP permits new development required in connection with a rural enterprise, including proposals for farm diversification where:

- a) The development is located within or forms a logical extension to the complex of buildings on an existing rural enterprise; or
- b) In the case of buildings located away from an established rural enterprise complex, where a clear need for the development has been demonstrated and where there is no reasonable alternative location for the development

The new parlour will be built alongside existing portal framed stock sheds on the south side of the farm, between the sheds and the road. It is considered that this location relates well to the existing built form, amongst the existing complex and would not appear sporadic in the open countryside.

The principle of development is acceptable in accordance with Policy EM4 of the LDP.

Character and Appearance

The design of the development is appropriate, being typically agricultural in style and construction. Along the road side there is a tall deciduous hedge which provides a good degree of screening, and aids in minimising visual impact. As mentioned above, the proposed building would sit well amongst existing built form and would not adversely impact upon the rural character of the site or wider area. The proposal complies with Policy DM1 of the LDP.

Ecology and Biodiversity

The application is accompanied by a Walkover Survey and Net Benefit for Biodiversity Statement which has identified that bats are not present at the application site. Section 5.6 outlines best practice measures with regards to bats and any external lighting proposals. It is recommended by NRW, and our Ecologist that these measures are appropriately secured in any future consent to the satisfaction of the LPA and as such, the document should be conditioned as an approved document. Subject to the inclusion of the suggested condition, the proposal is compliant with Policy NE1 of the LDP and with guidance contained in LPGN 32.

Whilst there is no specific Green Infrastructure Statement accompanying the application, the submitted Ecology assessment is considered adequate to address the requirements of chapter 6 of PPW ED.12, including NBB provision of nesting boxes for bats and birds and protection measures for the retained hedgerow.

Foul Drainage and Protected Sites

The application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). In line with NRW advice), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

In noting the information submitted, it is indicated that there is no capacity to increase the size of the herd and there are no plans to do so. Provided the structure is not linked to an increase in livestock numbers (and would not provide the capacity for an increase in livestock numbers in the future), and is designed and built by a suitably qualified engineer, to meet the standards set in the Regulations and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading), it is unlikely to increase the amount of phosphorus entering the

catchment and therefore, it is not likely to have a significant effect on the River Dee and Bala Lake SAC. The proposal is therefore in accordance with Policy NE6 of the LDP.

Resultant slurry/manure should be applied to land in accordance with a suitable manure management plan (MMP) based on an underlying nutrient management plan (NMP). It is recommended that an appropriately worded condition be imposed to ensure compliance with the above.

Controlled Waters and Contamination

The application site is located above a principal bedrock aquifer within a designated Source Protection Zone. NRW records indicate that there are two licensed groundwater abstractions within 100m of the proposed parlour. They therefore consider the site to be sensitive with regards to groundwater. Losses and/or discharges of polluting substances (for example, slurry to ground which could pollute groundwater) should be avoided or minimised as far as possible.

The submitted Planning Statement dated 20 October 2023 states:

“2.5 The parlour will be washed down using water harvested from the roof of the shed and stored in a new storage tank sited behind the shed.”

“6.3 Water from the roof of the new building will be harvested in a new 37,000 litre tank and used to wash down the floor of the parlour before being collected and pumped into the farm slurry store.”

NRW advise that the parlour should have an impermeable base and sides and that all areas in contact with wash water should be contained and have impermeable drainage. Pipes and channels must be impermeable and meet the anti-corrosion standards set out in British Standard 5502-50:1993+A2:2010 as well as lasting for at least 20 years, with maintenance. To secure appropriate mitigation measures as per the above, they advise that conditions relating to:

- No infiltration of surface water drainage into the ground etc
- If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority etc

Given that *“the slurry will be transported in a new sealed pipe which will run beneath the B road”*, NRW also advise that a condition should be included in any planning permission granted to address their concerns regarding groundwater pollution.

- No installation of underground pipework to transport slurry is permitted other than with the written consent of the local planning authority etc

Access, Parking and Highway Impact

There are no alterations proposed to the existing accesses, nor increases to traffic flow. Crashmap UK does not have any record of incidents adjacent to the entrances. The Highways Officer raises no objection and has no further to make regarding the proposed replacement of the milking parlour from a highway perspective. The

proposal would not lead to an adverse impact in terms of parking, access or increased vehicular movements and is in accordance with Policy T1 and Policy DM1 of the LDP.

CONCLUSION

The proposed replacement dairy is considered to be appropriate in scale, design and layout and poses no detriment to the character and appearance of the area. There are no concerns in respect of ecology, foul drainage, impact on SAC, contamination or highways subject to the inclusion of the recommended conditions.

It is recommended that the application be granted.

RECOMMENDATION	
GRANT	x
REFUSE	
S106 Required	
Cadw/ WG Referral Required	
Is application EIA Development?	

CONDITIONS

1. 5 year commencement
2. In accordance with approved plans
3. In accordance with Walkover Survey and Net Benefit for Biodiversity Statement dated 15 December 2023 (Reference: C530/ V1.0)
- 4,5, & 6 – NRW condition in relation to contamination

Planning Manager	Date Signed
Gwyn Humphreys Lead Officer – Development Management	31/05/2024