



#### **PRE-APPLICATION CONSULTATION**

**DEVELOPMENT:** Planning application for an organic free-range egg production unit and all associated works

**LOCATION:** Cae Mor Farm  
Llangollen  
LL20 7BE

**CLIENT:** E & J Morris

**Roger Parry & Partners LLP**  
**The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU**  
**Tel: 01691655334 Fax: 01691 657798**  
**Email: [richard@rogerparry.net](mailto:richard@rogerparry.net)**

*Also at: 11 Severn Street, Welshpool, Powys, SY21 7AG*  
*Tel: 01938 554499 Fax: 01938 554462*  
*email: [welshpool@rogerparry.net](mailto:welshpool@rogerparry.net)*

*Also at: Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ*  
*Tel: 01743 791336 Fax: 01743 792770*  
*email: [mail@rogerparry.net](mailto:mail@rogerparry.net)*

## Site Notice

The proposed development was advertised by use of a site notice on/near the land to which the proposed application relates for a period of no less than 28 days before submitted the application for the proposed development. Please see below a copy of the site notice:

### SCHEDULE 1 Article 4 (4)

#### **Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

#### **PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at **Cae Mor, Llwynmawr, Llangollen, LL20 7BE**

I give notice that **E 7 J Morris**

is intending to apply for planning permission for **a proposed organic free range egg production unit and all associated works**

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at **[www.rogerparry.net](http://www.rogerparry.net)**

(or)

You may view this information at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** between the hours of **9.00am and 5.00pm**

All planning details are available on the website of Roger Parry and Partners:

<https://www.rogerparry.net/consultation-area.html>

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU**

by **22<sup>nd</sup> December 2020**

Signed: 

Date: 24<sup>th</sup> November 2020

### Owner/Occupier's Adjoining the Site

Letters have been sent to the owner/occupiers adjoining the site:

Please see below a copy of the letter:

24 November 2020

Dear Owner/Occupier,

### **Re: Proposed Planning Application at Cae Mor, Llwynmawr, Llangollen, LL20 7BE**

Further to the above, we are writing to you to inform you under Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, that a planning application is going to be submitted for the erection of an organic free range egg production unit and all associated works at Cae Mor, Llwynmawr.

Please find enclosed a copy of the site notice which allows for any representations to be made within 28 days of the site notice being published. It provides you with the necessary details in order for you to comment directly on the proposed development should you wish before the submission of the planning application.

If you have any queries regarding the development, please do not hesitate to contact me on the number below.

Yours sincerely,

Rosina Bloor BSc (Hons) MRICS  
Associate, Roger Parry & Partners LLP  
rosina@rogerparry.net

### Information Available Publicly

All the information which would be required to be submitted as part of a formal planning application was made available online at: [www.rogerparry.net](http://www.rogerparry.net) and at Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU.

## Community and Specialist Consultees

The following consultees have been consulted before applying for planning permission:

- County Councillor
- Parish Council
- Local Highways
- Natural Resources Wales
- Severn Trent Water Ltd
- CADW

### **Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

#### **PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2D**

(to be served on specialist consultees as defined by article 2 (1) of the Town and Country Planning (Development Management Procedure) (Wales) order 2012

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed development at **Cae Mor, Llwynmawr, Llangollen, LL20 7BE**

I give notice that **E & J Morris**

is intending to apply for planning permission for **the erection of an organic free range egg production unit and all associated works**

A copy of the proposed application; plans; and other supporting documents can be viewed online at [www.rogerparry.net](http://www.rogerparry.net)

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** or [richard@rogerparry.net](mailto:richard@rogerparry.net) by **22<sup>nd</sup> December 2020**

Signed:



Date: 24<sup>th</sup> November 2020

## Pre-Application Consultation Responses

The agent for the proposed development received one response from a local neighbour with regards to the location of the unit, use of the existing wash unit on site, contingency for wash water and means of access to the existing unit.

CADW – no objection

NRW – please see attached NRW's letter dated 4<sup>th</sup> November 2015 of no objection to the previous planning application at Cae Mor. A ranging area plan has been provided along with a revised manure management plan to include a manure contingency plan, a revised drainage plan and revised pollution prevention plan.

Highways – no response received

County Councillor – no response received

Community Council – no response received



Llywodraeth Cymru  
Welsh Government

Plas Carew, Unit 5/7 Ddfeir C6edd  
Parc Nantgarw, Caerdydd CF15 7BQ  
Ffôn 0300 025 6000  
E-bost [cadw@llywodraeth.cymru](mailto:cadw@llywodraeth.cymru)  
[cadw.gov.wales](http://cadw.gov.wales)

Roger Parry & Partners

By email : [richard@rogerparry.net](mailto:richard@rogerparry.net)

Eich cyfeirnod  
Your reference

Ein cyfeirnod  
Our reference

Dyddiad  
Date

Llinell uniongyrchol  
Direct line

E-bost  
Email:

LC

21 December 2020

0300 0256004

[cadwplanning@gov.wales](mailto:cadwplanning@gov.wales)

Dear Sir/Madam

**Pre-Planning Application – Proposed organic free range egg production unit and all associated works, Cae Mor, Llawynmawr, Llangollen, LL20 7BE**

Thank you for your letter of 24 November inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show that there are no scheduled monuments that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

Assessment

Located within a 3km buffer of the application area are scheduled monuments:

DE136 Offa's Dyke: Section from Footpath S of Pen-y-Bryn to Orseddwen  
DE226 Pen-y-Brongyll Round Barrow  
DE295 Graig cairn

Intervening topography, buildings and vegetation mean it is unlikely that the proposal will be inter-visible with the scheduled monuments. Therefore it is unlikely that there will be any effect on the settings of the scheduled monuments

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

The Welsh Government Historic Environment Service (Cadw) promotes the conservation and appreciation of Wales's historic environment.

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.  
We welcome correspondence in both English and Welsh.



BUDDSODDWR MEWN POBL  
INVESTOR IN PEOPLE



Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Clwyd-Powys Archaeological Trust <http://www.cpat.org.uk/>

Yours sincerely,

Laura Cooper  
Diogelu a Pholisi / Protection and Policy

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## **Annex A**

### Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

### National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW [planning-policy-wales-edition-10.pdf](#) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

[Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

### Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

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**Cyfoeth  
Naturiol  
Cymru  
Natural  
Resources  
Wales**

Ein cyf/Our ref: CAS-131505-L3X8  
Eich cyf/Your ref: LL20 7BE

Maes Y Ffynnon,  
Penrhosgarnedd,  
Bangor,  
Gwynedd  
LL572DW

By email: [rosina@rogerparry.net](mailto:rosina@rogerparry.net)

ebost/email:  
[northplanning@cyfoethnaturiolcymru.gov.uk](mailto:northplanning@cyfoethnaturiolcymru.gov.uk)  
Ffôn/Phone: 03000 65 3000

18/12/2020

Annwyl Rosina Bloor,

**STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY  
PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS  
AMENDED.**

**BWRIAD / PROPOSAL: The erection of an organic free-range egg production unit and  
all associated works**

**LLEOLIAD / LOCATION: Cae Mor, Llangollen**

Thank you for providing a requisite notice to us under Article 2D of the above Order. We  
received a copy of your proposed application on 24/11/2020

**Based on the information provided, we have significant concerns with the proposed  
development. To overcome these concerns, we would recommend to the planning  
authority that the following requirements should be met before permission is granted  
and we would recommend the following documents are included in the condition  
identifying approved plans and documents on the decision notice. Otherwise, we  
would object to the planning application.**

Requirement 1: Detailed modelling of aerial emissions from the proposal on protected sites  
within the vicinity

Requirement 2: Ranging Area Plan

Requirement 3: Revised Manure Management Plan

Requirement 4: Manure Contingency Plan

Requirement 5: Revised Drainage Plan

Requirement 6: Revised Pollution Prevention Plan

Approved plans/documents:

- Stirling, P (2020) Cae Mor, Llangollen. Preliminary Ecological Appraisal. Arbor Vitae)

## **Protected Sites and aerial emissions**

Agricultural units have the potential to impact protected sites through aerial emissions (ammonia and nitrogen deposition). NRW assesses the air quality impact a unit may have on European protected sites and Sites of Special Scientific Interest (SSSIs) within a screening distance of 5km of the unit.

We note that a simple calculation of ammonia impact limits report has been submitted.

Requirement 1: Detailed modelling of aerial emissions from the proposal on protected sites within the vicinity

We note that the process contribution of the proposal is above 1% of the appropriate ammonia critical level / nitrogen critical load for River Dee Bala Lake SAC and Afon Dyfrdwy (River Dee) SSSI, therefore, in line with our guidance (step 2 of GN20) a detailed modelling of aerial emissions on protected sites within the vicinity of the is required to be undertaken.

Therefore, we require further information regarding the proposal.

## **Ranging Plan**

Requirement 2: Ranging Area Plan

We require a ranging area plan to be submitted in support of the application. The ranging area plan should include:

- Boundaries of the ranging area (including total area in hectares);
- Direction of slope;
- Soil types (for example heavy clay);
- All sensitive receptors (wells, springs, boreholes -within 50m of the site boundary, watercourses, hedgerows and any known protected sites or species) - within 50 meters of the boundary;
- Location of existing or proposed mitigation measures to control run off, and should show 10m buffer;
- Proposed management of soil and crop cover to prevent waterlogging and run off. With particular reference to areas around livestock access points - pop holes or verandas.

## **Manure Management Plan**

We have reviewed the Manure Management Plan (Roger Parry & Partners, dated August 2020) submitted in support of this proposal. We note the manure management plans states "The Manure Management Plan the areas have been calculated that is available to spread. The Morris Family farm, Cae Mor Farm, Llwynmawr, have an agreement that all of the manure will be taken off the farm and utilised on farmland within a 3-mile radius of Cae Mor Farm".

### Requirement 3: Revised Manure Management Plan

The plan needs to include:

- Calculation of total Nitrogen and Phosphate produced from proposed poultry unit and all other sources of nutrient imported or produced on the holding.
- If any of the manure will be spread on the holding.

NRW note that a Manure Contingency plan has not been submitted.

### Requirement 4: Manure Contingency Plan

Applications need to demonstrate that there is contingency for storing any manure, slurry and dirty water produced at times when spreading may not be possible, for example due to wet, waterlogged or frozen conditions in accordance with the Code of Good Agricultural Practice (available on the WG website). This is to ensure manures and slurry are spread at appropriate times to prevent pollution and maximise uptake of nutrients for crop growth.

Contingency for storing wash water during and after disease outbreak must be detailed as this is hazardous waste and depending on the severity and type of outbreak may need to be stored for longer than normal and separate from other manures and slurry.

### **Drainage Plan**

The drainage plan ('Drainage Plan' referenced RB-MZ555-06 dated 20/10/2020) shows the clean and dirty water being drained separately. The dirty water will be drained to an underground tank built to comply with the SSAFO standards.

### Requirement 5: Revised Drainage Plan

We require further detail to the drainage plan, for free-range poultry, the areas around pop-holes should be protected to prevent rain from entering housing and the operator should manage the ground around pop-holes to prevent capping or erosion of the surface. The drainage proposal shows clean water being piped underground directly outside of the popholes. This clean water will be eventually discharge to either soakaway or surface waters. As the area around popholes can be subject to erosion, we require details on proposal to protect this clean system from the infiltration of contaminants as the pipework is located close to the popholes.

### **Pollution Prevention Plan**

We have reviewed the Method Statement Pollution Prevention (Roger Parry & Partners) submitted in support of the proposal.

### Requirement 6: Revised Pollution Prevention Plan

The Design and Access Statement states that surplus clean water is to be discharged to soakaway, however, the method statement pollution prevention document states it will be discharged to a stream. Clarification is sought with regards to this point.

### **Protected Species**

We note that the ecological appraisal submitted in support of the above application (Stirling, P (2020) Cae Mor, Llangollen. Preliminary Ecological Appraisal. Arbor Vitae) has identified that protected species were not using the application site.

We advise the implementation of recommendations listed in the ecological report. The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

### **Other Matters**

Please note, if further information is prepared to support an application, it may be necessary for us to change our advice in line with the new information.

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 interests.

In addition to planning permission, you are advised to ensure all other permits/consents/licences relevant to the development are secured. Please refer to our [website](#) for further details.

Further advice on the above matters could be provided prior to your planning application being submitted, however there would be a charge for this service. Additional details are available on our [website](#).

### **Advice for the Developer**

#### **- Environmental Permitting Regulations**

We note that this proposed 24,000 bird unit will be in addition to the existing 16,000 bird unit on the holding.

Should the number of birds subsequently increase within the holding to over 40,000 birds an Environmental Permit under the Environmental Permitting Regulations 2016 would be required from Natural Resources Wales.

We recommend you submit a Permit application as soon as possible, so that it can inform the decision-making process in planning. Where possible, permit and planning application should be made at the same time to avoid delays

- Advice on poultry units

Advice on poultry units can be found in NRW's guidance documents: [Guidance Note 21: Poultry Units: planning permission and environmental assessment](#) and [Guidance Note 20: Assessing the impact of ammonia and nitrogen on designated sites from new and expanding intensive livestock units](#)

- Abstractions

Applicants intending to supply new units from ground or surface waters are advised to check the abstraction limits and apply for a permit to abstract if required.

<https://naturalresources.wales/apply-for-a-permit/water-abstraction-licences-and-impoundment-licences/?lang=en>

- Discharges

The written consent of NRW or registration for exemption by the developer will be required for any discharge from the site (e.g. foul drainage to a watercourse) and may also be required for certain categories of discharges to land. All necessary NRW consents, or exemptions must be obtained prior to works progressing on site.

<https://naturalresources.wales/apply-for-a-permit/water-discharges/discharges-to-surface-water-and-groundwater/environmental-permitting-for-discharges-to-surface-water-and-groundwater/?lang=en>

- Groundwater

We refer the developer to the Environment Agency (2017) 'Approach to groundwater protection' position statements which have been adopted by Natural Resources Wales. In particular the developer should be aware of the position statements in Section G "Discharge of liquid effluents into the ground" and H "Diffuse (rural) sources of pollution".

- Water Resources (Control of Pollution) (Silage and Slurry) (Wales) Regulations 2010

The facilities must comply with the Water Resources (Control of Pollution) (Silage and Slurry) (Wales) Regulations 2010. Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater.

Please refer to the link below for further information:

<http://naturalresources.wales/guidance-and-advice/business-sectors/farming/good-farming-practice/?lang=en>

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir,

Siôn M. Williams

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning

Cyfoeth Naturiol Cymru / Natural Resources Wales



Ein cyf/Our ref: CAS-12357-G2X0  
Eich cyf/Your ref: P/2015/0810

Llwyn Brain  
Ffordd Penlan  
Parc Menai  
Bangor, LL57 4DE

Ebost/Email: [Gareth.Thomas@cyfoethnaturiolcymru.gov.uk](mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk)  
Ffôn/Phone: (0300) 065 3786

Janet Sutherberry  
Planning Control Department  
Wrexham County Borough Council  
16 Lord Street  
Wrexham  
LL11 1LG

Date: 4<sup>th</sup> November 2015

Dear Ms Sutherberry,

**Erection of Free Range Egg Production Unit (16,000 Birds) Including Silos and Associated Works (Including Ground Level Alterations and Alterations to Existing Vehicular Access CAE MOR, LLWYN MAWR, PONTFADOG, LLANGOLLEN, LL20 7BR**

Thank you for consulting us on the above resubmitted application, which we received on the 30<sup>th</sup> October 2015.

We have no objection to the application, but have the following comments:

We would draw it to the applicant's attention that the proposed wash down tank must comply with the Control of Pollution (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010 (SSAFO Regulations). If the applicant has any further queries regarding this, they are advised to contact Julian Whitehead, NRW Environment Officer (Agriculture) on 07468742740.

We do not believe that the proposal will affect any protected ecological sites, or species. However, we would strongly advise that the recommendation within section 4.3 of the ecological report is adhered to regarding the lighting scheme, in order to minimise any disturbance to bats.

Bats are protected under the Wildlife and Countryside act 1981 (as amended), the Countryside and Rights of Way Act 2000 and Schedule 2 of The Conservation of Habitats and Species Regulations 2010 (as amended). Bats utilise trees with certain features for roosting/resting sites as well as using linear features such as hedgerows and forests for foraging and migrating.

As mentioned above, bats may utilise this linear feature for foraging and migrating. As the development will result in increased light and noise in the area, bats may be adversely affected. We recommend that the design incorporates features to avoid direct lighting and reduce ambient lighting of this woodland, such as:

- directional street lighting
- sensor fitted lighting (to avoid lighting areas not in use)
- use of street level lighting (such as lit bollards)

You may therefore wish to consider including a condition within any permission that requires the applicants to submit a suitable lighting scheme.

The importing of inert waste onto the site for storage or use in construction, maintenance or improvement works, for example hardcore, soils, must be registered with Natural Resources Wales under The Environmental Permitting (England and Wales) Regulations 2007 and comply with the conditions of the relevant permit. It should be noted that the registration of some exempt activities for the use of waste material for relevant works require a 25 working day consultation period. This is to allow assessment, determination and authorisation prior to commencement of any activity authorised under the relevant permit from The Environmental Permitting (England and Wales) Regulations 2007.

Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

Yn gywir / Yours' faithfully,



**Mr. GARETH THOMAS**

**Swyddog Cyswllt Cynllunio / Planning Liaison Officer**

Ebost/Email: [Gareth.Thomas@cyfoethnaturiolcymru.gov.uk](mailto:Gareth.Thomas@cyfoethnaturiolcymru.gov.uk)

Deialu uniongyrchol/Direct dial: (0300) 065 3786 **Siaradwr Cymraeg / Welsh Speaker** 🇬🇧

cc: Roger Parry & Partners LLP