

Planning Application (P/2021/0077) for an Organic Free Range Egg Production Unit at Cae Mor Farm.

Simon

Hope you are well, thank you for the comments of the Community Council. We have amended the DAS with regards to the employment numbers.

We wish to take the opportunity to respond as follows:

Response to Objections Raised by Community Council on 25th March 2021

1. Visual Impact – Viewpoint 7 within the LVIA is located at 321775 337815 at an elevation of approximately 240m AOD and approximately 250m from the properties on Old Road, which are located at an elevation of approximately 150m AOD. Therefore it is considered that the assessment from VP7 is comparable to the likely effects from Old Road, although the view from VP7 could be described as more open and elevated than those expected from Old Road which is approximately 90m less elevated than VP7. There is also vegetation along the roadside at Old Road which may screen several ground floor views towards the proposal, particularly in summer months.
2. Errors in Application
 - a. Section 7 Materials – We can confirm that no Gate House is required and therefore not included in the planning application. Bio Security is dealt within each individual shed.
 - b. Section 13 Foul Sewage - SAB and Suds submission which will be conditioned will detail all necessary drainage design .
 - c. Section 18 Employment - We can confirm that 3 staff will be employed 2 fulltime and 1 apprentice . Packing Room as designed includes all necessary welfare facilities .
 - d. Section 23- Neighbour and Community Consultation – The consultation met the requirements of the PAC legislation and we have consulted the neighbouring properties as per the guidance. The properties referred to are located in excess of 1.5km away from the proposal.
3. The successful appeal to allow Cae Mor - The appeal is a very important document to this application, as it dealt with a number of the same concerns raised by the Community Council please.
4. Document 4776781 Screening Option (This is a Wrexham Planning Document)
5. Odour Management – The statement is incorrect , All manure is conveyed once a week in to an empty trailer which is delivered to the customer or collected by the customer on that day . NO manure remains in the trailer . No dead birds are disposed in litter , Dead birds are disposed by Dead Bird Collection and are audited by DEFRA .
6. Waste / Manure Management – Historically waste from existing unit is supplied FOC or at a charge to farmers / customers and delivered to an agreed location . It is the responsibility of the landowner to manage the manure in accordance with their

manure management plan. The proposal going forward is that the manure will be exported from the proposal and the locality.

7. Location Plan – Comments noted
8. Drainage Plan – Refer to Suds and SAB design
9. Design and Access Statement – Comments are noted , The vehicle movement assumptions are incorrect , The egg waggon carries 18 pallets of eggs , we currently send 4-5 pallets every 3 days therefore the additional site will collect 9 pallets in the same lorry .
10. Landscape and Visual –

No spoil will be carried off site as we have designed to cut and fill the excavation .

VP7 is located in the vicinity of several properties on the north side of the valley at a distance of 1.8km from the proposal and the viewpoint indicates that initially a slight magnitude of change would occur as a result of the proposal. At a point 10 years post construction the planting proposals would be established and this magnitude of change would reduce to negligible. Therefore, using the assessment matrix contained in the LVIA at Table LV2, nearby residential receptors would be high sensitivity and so initially a moderate effect to their visual amenity would be expected, reducing down to moderate/ minor by Year 10. However, it is worth noting that this viewpoint is approximately 90m more elevated than some of the nearby residential properties, particularly those on Old Road near its junction with the B4500 and so the visibility of the proposal from these less elevated locations may often be more filtered or screened by intervening vegetation along the roadside or riverside. It is also worth noting that the construction phase would be a short-lived part of the overall life of the development and so the main impacts would occur as a result of the operational life of the proposal once construction has been completed.

11. Proposed Sections – All elevations will be screened by natural and new planting .
12. Proposed Elevations – The conveyor is below the ridge height and has been positioned on each internal elevation of each shed.
13. Location Plan – Noted
14. We have increased the excavation depth in order to sit the building low down behind any natural screening.
15. Conclusion – Noted .

We hope this is in assistance, to reassuring the local community.

Kind Regards

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