

From: planning_admin
To: Jenni Perkins
Subject: RE: Replacement Dairy at Knolton Farm, Overton on Dee (P/2023/0877)

From: planning@robparrybennett.com <planning@robparrybennett.com>
Sent: 07 February 2024 10:25
To: Jenni Perkins <Jenni.Perkins@wrexham.gov.uk>
Cc: Tom Booth <tomas_booth@hotmail.co.uk>; Rob Latham boblatham@hotmail.co.uk
<boblatham@hotmail.co.uk>
Subject: Replacement Dairy at Knolton Farm, Overton on Dee (P/2023/0877)

Dear Mrs Perkins

Further to my email dated 24th January 2024 I note that Natural Resources Wales still have concerns about groundwater and have asked for further information. This is outlined in their latest letter to you dated 31st January 2024.

Most of the information they have asked for was provided in my email of 24th January 2024 so in case they did not receive it I have attached a copy and if necessary should be grateful if you would forward it to them.

To reassure you, decommissioning the existing parlour and building the new one will not result in contamination of the aquifer. The applicant's family have farmed this land for generations and are well aware of the dangers from contamination. Their cattle are fed water from the aquifer and if it was contaminated they could become ill. Their milk is routinely tested for bacteria and pathogens and any suspect milk would be rejected by the supermarkets immediately for an extended period and the business would collapse. It is not in the applicant's interests to take risks.

Turning to NRW latest request;

1. The wash water will be collected from the roof and stored in the new 37,000 litre water storage tank sited behind the new parlour in the position shown on the drawing. At milking times the water will be piped into a smaller flushing tank inside the parlour which at the end of each session will empty down the sloping floor of the parlour and into a protected 6/8 feet deep impermeable concrete sump. As the sump fills slurry will automatically be pumped in new sealed piping under the road and into the existing farm slurry store. The system will comply with the Water Resources (Control of Agricultural Pollution (Wales) Regulations 2021.
2. The slurry will be transported between the purpose built concrete sump (located in the new parlour) and the existing slurry store in a new sealed pipe which will run beneath the B Road. The sealed pipe is built to carry slurry and will be specified by the pump manufacturers. The crossing work will be supervised by the highway authority.
3. The parlour will have an impermeable concrete base and walls and all areas in contact with wash water will be contained and have impermeable drainage. All pipes and channels will be impermeable and meet the anti corrosion standards set out in BS5502-50: 1983+A2:2010 and will last at

least 20 years with maintenance. It will not be possible for water to migrate out of the parlour.

4. The existing parlour and drainage channels are constructed from concrete and blockwork which will be broken up (if acceptable to NRW and the

LPA) and will be used in the concrete base of the new parlour. This is normal practice. The amount of concrete and block will be modest. Any

pipework will be sold to a licensed scrap dealer or recycled. If NRW or the Council have an alternative, preferred method of decommissioning please tell us and we will do it.

All these concerns can safely be addressed by conditions precedent attached to the planning permission in the normal way. Such conditions will meet the six tests of legality.

This project is only intended to improve the welfare of the cattle and there is no intention or capacity to increase the size of the herd. The parlour has been designed and will be built by a suitably qualified engineer to meet the standards set in the Regulations and BS5502. It will not result in an increase in phosphorous levels entering the SAC. All slurry/manure is and will continue to be applied to land in accordance with a manure management plan.

If you need clarification on any of the matters raised we would welcome the opportunity to meet you and representatives of NRW at any time.

Thanks

Yours sincerely

R Bennett