

Sarah Hill

From: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Sent: 22 December 2022 15:04
To: Sarah Hill
Subject: FW: FW: P/2022/0924 - Land at Talfryn Cottage

Hi Sarah,

Hope your well and looking forward to the Christmas break.

I have contacted the client who is an experienced farmer with reference to Emma's request.

John has responded with the below information to address Emma's questions.

I look forward to hearing from you.

Our offices shut on the 22nd of December and re-open on the 3rd of January for the Christmas festivities. Everyone at Blueprint would like to wish you a Merry Christmas and Happy New Year.

Kind regards

Dafydd Edwards ACIOB
Senior Architectural Technician

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Email: Dafydd@blueprintarchitectural.com

From: john.derosa@btopenworld.com <john.derosa@btopenworld.com>
Sent: 22 December 2022 13:50
To: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Subject: Re: FW: P/2022/0924 - Land at Talfryn Cottage

Dear Dafydd,

Further to our conversation just now, please see the below.

For convenience, I have copied the points raised by the planning officer below in blue and answered them accordingly:

When they clean the shed and yard we need to know what is happening to the farmyard manure (mix of faeces and bedding).

There is no yard on the proposed building, all livestock are undercover, therefore no cleaning of external yards is required. The proposed build is self-contained and sealed from the outside, meaning there will be no runoff or leaching of contaminate water. In addition, the livestock contained within the sheds, cattle and calves, will be on a bed of sawdust and straw which absorbs excrement.

It is also worth noting also that the livestock are beef and not dairy, therefore there is an absence of slurry. The cattle will be bedded on a weekly basis and the building will be cleaned/emptied once a year during the summer months when the manure will go straight onto the land. Therefore, there will be no requirement to store manure anywhere at the proposed building

There are regulations on where and when it can be spread and we need to ensure that wherever its stored it will not be leaching into the ground and causing a pollution risk.

We are aware of the regulations on spreading of manure indeed, we need to abide by these regulations in order to secure our single farm payments. As discussed above, there will be no storage required as the bedding will remain in the contained shed until it is emptied once a year. Secondly, the proposed build does not require a separate facility to store silage which would be liable to runoff. Cattle within the proposed build are to be fed a diet of hay and minerals. I would like to state also that this farm has been operational for approximately seventy years and, between you and I, the suggestion that we are nonfamiliar with, nor understanding of, the various protocols is somewhat condescending. We currently operate a similar system at a nearby farm which works very effectively and we would welcome a visit to showcase the effectiveness of this system/building.

We also need to ensure that the farm is large enough to have sufficient land away from water bodies to legally spread manure. This is a manure management plan. Same with the yard drainage.

The acreage of the farm varies between 145 and 180 acres per year, depending on availability of rented land, although it is sufficiently large enough to have sufficient land away from water bodies to legally spread manure.

Where does the run-off go? Is there a facility for secondary cleaning or is it going straight into the ground or ditch? If the bedding must be disposed somewhere else it will be an animal welfare issue.

There is no runoff produced by the proposed building. As referenced above, all livestock are contained within one building which is sealed from the outside. Therefore, there is no facility required for secondary clearing nor is it going straight into a ground ditch. As referenced above, bedding will be disposed of onto the land once yearly in the summer months after the harvest.

Regards,

John

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 13 December 2022 15:52
To: Dafydd Edwards <dafydd@blueprintarchitectural.com>
Subject: RE: P/2022/0924 - Land at Talfryn Cottage

Hi Dafydd,

Emma's got back to me on this one. – her comments are below:

When they clean the shed and yard we need to know what is happening to the farmyard manure (mix of faeces and bedding). There are regulations on where and when it can be spread and we need to ensure that wherever its stored it will not be leaching into the ground and causing a pollution risk. We also need to ensure that the farm is large enough to have sufficient land away from water bodies to legally spread manure. This is a manure management

plan. Same with the yard drainage. Where does the run-off go? Is there a facility for secondary cleaning or is it going straight into the ground or ditch? If the bedding must be disposed somewhere else it will be an animal welfare issue.

As the NRW response states, it for us to make the assessment and we can't with the information supplied. I've attached a document which should help with providing a plan and explain the regulations.

Please can you put something together in terms of the additional information required and I'll pass it to Emma for comments.

Thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer

Economi a Chynllunio/Economy and Planning

Oriau gwaith/Working hours:

Dydd Mercher/Monday: 08:30am to 15:00pm

Dydd Mawrth /Tuesday: 08:30 am to 16:00pm

Dydd Mercher/Wednesday: 08:30am to 15:00pm

Dydd Lau/Thursday: 08:30am to 15:00pm



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