

12/07/2018

Er sylw / For the attention of: Matthew Phillips,

Annwyl / Dear Matthew Phillips,

TOWN AND COUNTRY PLANNING ACT 1990
DEDDF CYNLLUNIO GWLAD A THREF 1990

BWRIAD / PROPOSAL:
Extensions to 2 no. existing poultry units
LLEOLIAD / LOCATION:
Hoseley Bank Farm, Hoseley Lane, Marford, Wrexham

Thank you for consulting Natural Resources Wales (NRW) about the above with additional information, which was received on 22/06/2018.

We note from the Screening Information that the extensions would not result in an increase in the number of birds. The extensions proposed will allow all the birds to be housed in line with legislation.

We recommend that you should only grant planning permission if you attach the following condition. This condition would address significant concerns that we have identified, and we would not object provided you attach it to the planning permission.

Condition 1: Submission of a scheme to dispose of foul drainage, detailing the maintenance and frequency of emptying the tanks.

Drainage

Thank you for the additional information regarding the drainage scheme at the development site.

We note that the effluent tank will be below ground and emptied on a regular basis – we consider this to be a cesspit/cesspool and, therefore, request the following condition be imposed on any planning permission granted.

Condition 1: Submission of a scheme to dispose of foul drainage, detailing the maintenance and frequency of emptying the tanks.

The development hereby permitted shall not be commenced until such time as a scheme to dispose of foul drainage has been submitted to, and approved in writing by, the local planning authority. Details of maintenance and frequency of emptying the tanks. The scheme shall be implemented as approved.

This is to ensure that the cesspit/cesspool is maintained to prevent leaks from it and emptied on a regular basis to prevent pollution of controlled waters.

We note the confirmation of by the agent that the diesel and LPG tanks are situated above ground.

Protected Species

We note that there is no assessment with regards to protected species with the application and, therefore, are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

Environmental Permitting

It is noted that the existing poultry unit accommodates 90,780 birds, an Environmental Permit under the Environmental Permitting Regulations 2016 has been issued for the site as existing from Natural Resources Wales. We would advise contacting the permitting team in order to amend the permit with regards to the proposed extensions.

Environmental Management

All works at the site must be carried out in accordance with PPG6: 'Working at construction and demolition sites' which are available on the following website:

<http://www.netregs.org.uk/environmental-topics/pollution-prevention-guidelines-ppgs-and-replacement-series/guidance-for-pollution-prevention-gpps-full-list/>

The activity of importing waste into the site for use as, for example hardcore, must be registered with Natural Resources Wales as an exempt/permittable activity under Environmental Permitting Regulations 2016. The developer should contact Natural Resources Wales to discuss the necessity for an exemption/permit for any material imported to and exported from the site.

If during construction/excavation works any contaminated material is revealed, then the movement of such material either on or off site should be done in consultation with Natural Resources Wales. Any waste excavation material or building waste generated in the course of the development must be disposed of satisfactorily and in accordance with Section 34 of the Environmental Protection Act 1990. Carriers transporting waste from the site must be registered waste carriers and movement of any Hazardous Waste from the site must be accompanied by Hazardous waste consignment notes.

Please do not hesitate to contact us if you require further information or clarification on any of the above.

Our comments only relate specifically to matters that are included on our checklist “Natural Resources Wales and Planning Consultations” (March 2015) which is published on our website: (<https://naturalresources.wales/media/5271/150302-natural-resources-wales-and-planning-consultations-final-eng.pdf>). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests, including environmental interests of local importance. Any site owner/developer should be advised that, in addition to planning permission, it is their responsibility to ensure that they secure all other permits/consents relevant to their development.

Yn gywir / Yours sincerely,

Siôn M. Williams

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Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales