

Proposed Poultry Rearing Farm at Cinders Farm, Ruabon

Statement of Community Engagement

Executive summary

Indigo has prepared this Statement of Community Engagement (SCE) on behalf of Soaltar Limited.

The pre-application consultation has been carried out in accordance with the statutory requirement to consult as imposed by section 61Z of the Town and Country Planning Act 1990.

This document provides a summary of the engagement undertaken and of the feedback received from the local community.

The community engagement activities have included:

- A dedicated website with the draft planning application, as well as an online survey to collect the community's feedback, was made available in www.soaltarfarming.com
- Letter drop to residents inviting them to visit the website and leave their feedback. Details of a nearby library were provided for those who do not have access to a computer at home.
- A Facebook campaign targeting people living and working in Ruabon and surroundings
- E-mail campaign to Councillors and local Assembly Members
- A site visit to a similar development in Shrewsbury with the aim to show Councillors how a modern poultry farm operates
- Letters to statutory stakeholders
- A monitored e-mail address where consultees can send questions and comments and get personalised responses



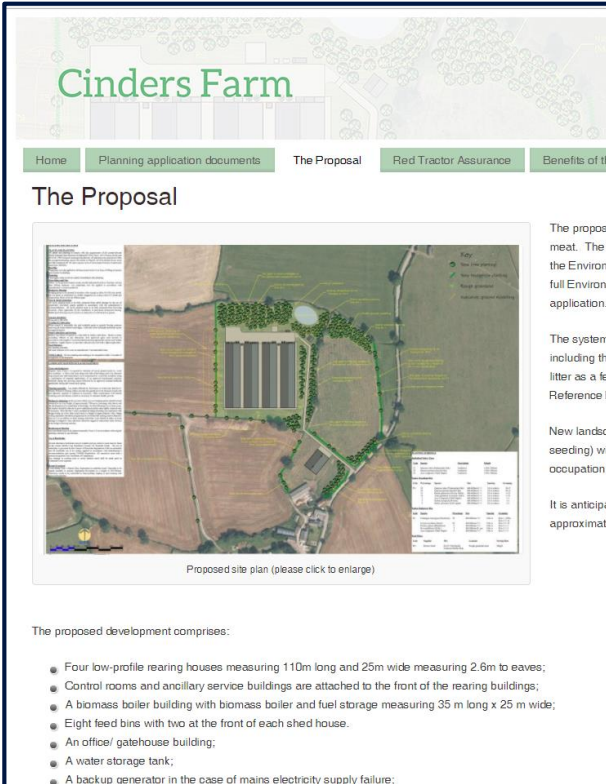
Summary of responses

A total of 22 online feedback forms were completed. A breakdown of the responses to the survey questions is set out below:

- 68% of respondents are local residents, 23% are local workers
- 50% of respondents have strong reservations/reservations on the overall proposal
- 50% of respondents strongly support/support the use of Best Available Techniques
- 64% of respondents support/strongly support the landscaping and enhancing of wildlife corridors
- 50% strongly supports the creation of direct and indirect jobs that the proposal offers
- 45% of respondents strongly support/support the supply of local demand of poultry

A Facebook campaign reached over 10,000 people, generated 579 clicks and 40 comments. The big majority of these comments were related to poultry welfare concerns. Some of the participants also raised their concerns related to noise and impact to the environment.

The consultation was designed to allow interested parties to view proposals and share their feedback with the design team.



Cinders Farm

Home Planning application documents The Proposal Red Tractor Assurance Benefits of the Proposal

The Proposal

The proposed development comprises:

- Four low-profile rearing houses measuring 110m long and 25m wide measuring 2.6m to eaves;
- Control rooms and ancillary service buildings are attached to the front of the rearing buildings;
- A biomass boiler building with biomass boiler and fuel storage measuring 35 m long x 25 m wide;
- Eight feed bins with two at the front of each shed house.
- An office/ gatehouse building;
- A water storage tank;
- A backup generator in the case of mains electricity supply failure;

Section of www.soaltarfarming.co.uk

Policy context

Appendix 1: Revised LDP2 Delivery Agreement and Community Involvement Scheme,
July 2017.

Wrexham County Borough Local Development Plan 2013 – 2028



Delivery Agreement

Amended 1st July 2017

© Wrexham County Borough Council 2017

The comprehensive pre-application process undertaken has taken into account relevant national and local policy and guidance.

Wrexham District Council Community Involvement Scheme was last updated in July 2017 within the Wrexham County Borough Local Development Plan 2013-2028.

The consultation undertaken to date is in line with the Council's suggestions to liaise with Councillors and involve the community.

Site location



Consultation timeline

- A dedicated website with an online survey was launched in early January in order to give people the opportunity to view and comment on the proposals
- A Facebook campaign was used to drive traffic to the dedicated website
- Councillors and Assembly Members were invited via e-mail campaign to a site visit held on the 9th February. The aim was to demonstrate how a modern poultry farm operates and to give the Councillors a tour of a similar size and scale to that proposed
- All pre-application documentation was made available online on 15th February
- Residents within 1km from the site and stakeholders received letters inviting them to view and comment on the proposals
- Comments and feedback were received until 3rd April, exceeding the minimum 28 day statutory consultation period stated in section 61Z of the Town and Country Planning Act 1990

January 2018

- Website launch
- Targeted Facebook campaign
- E-mail campaign to Councillors and Assembly Members

February 2018

- Site visit to modern poultry farm
- All pre-application documentation available in dedicated website
- Letter drop to residents
- Letters to statutory stakeholders

April 2018

- End of consultation period
- Feedback from statutory stakeholders

Promotion of consultation

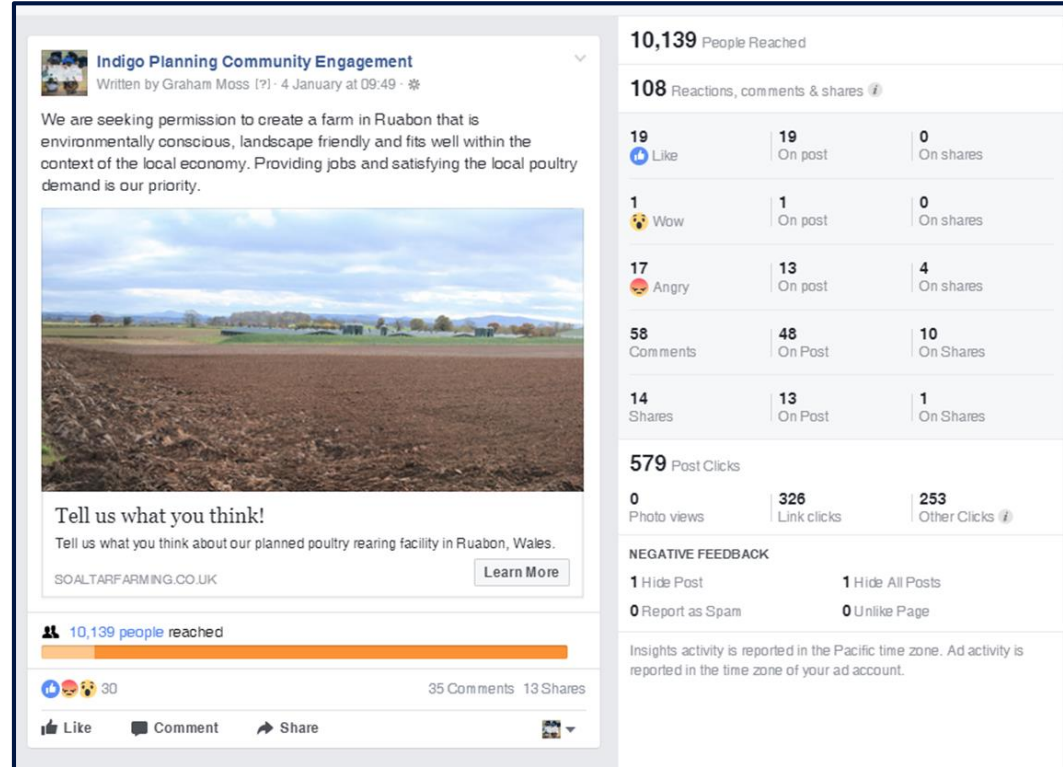
Facebook campaign

A Facebook campaign targeted at people living and working in Ruabon and surroundings was launched to drive traffic to the proposal's website.

The advert reached 10,139 people and generated 108 engagements and 579 post clicks.

40 people commented directly to the advert, mostly related to poultry welfare concerns.

A group called 'Concerned residents against Ruabon chicken farm' was set up in Facebook during our campaign with the aim to object to the proposal. Although reasonably active in January, the group has had no activity in the last 60 days.



Promotion of consultation (cont)

- Assembly Members, Local Councillors, Community Councillors and statutory consultees were made aware of the proposals and invited to visit the proposal's website via letter and/or e-mail in both English and Welsh
- 43 addresses were found in a radius of 1km from the site. These were sent letters in English and Welsh inviting them to visit the proposal's website and leave their feedback (see Appendix 2)
- Site notices (in English and Welsh) were displayed for public viewing around the application site. The purpose of the site notice was to inform residents of the proposals, the consultation taking place and provide details on how to respond to the consultation. The site notice included the information set out in Schedule 1B of the 'Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D' - DMPWO. A copy of the site notice was sent to the owners or occupiers of land adjoining the application site and community consultees.
- Members and Councillors were invited to visit a poultry rearing farm in North Shropshire in order to show them how the proposed development would look and operate, and talk to managers and employees



15 Colmore Row
Birmingham, B3 2BQ
T: 0121 697 1220
W: www.indigo-planning.com

The owner/occupier

By post

13 February 2018

let:034.GM.23100001

Dear Sir/Madam,

SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION UNDER ARTICLES 2C AND 2D – TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

Notice is given that **Sosha** Ltd is intending to apply for planning permission for the erection of the proposed poultry rearing farm at Cinders Farm, **Buaboo**, Wrexham.

This notice provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to Wrexham County Borough Council (WCBC). Any subsequent planning application will be published by WCBC. Comments provided in response to this notice will not prejudice your ability to make representations to WCBC on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is at Cinders Farm, **Buaboo**, Wrexham. The site location is illustrated on the map below.



Aerial Photograph of Water Aisles with Site Boundary

London • Manchester • Leeds • Birmingham • Dublin
Representing the major planning authorities in England, Wales, Scotland and Northern Ireland



You may inspect copies of the proposed application, plans, and other supporting documents online at: www.sosha-farming.co.uk

Computer facilities are available to view this information online at the **Buaboo** Library, High Street, **Buaboo**, Wrexham, LL14 0NH during the hours of:

Opening times	
Monday	10.00 – 18.00
Tuesday	14.00 – 18.00
Wednesday	14.00 – 17.00
Thursday	14.00 – 17.00
Friday	10.00 – 18.00

Anyone who wishes to make representations regarding this proposed development must write to us at:

Email: comment@indigo-planning.com

Post: Indigo Planning, **Sidemau** House, 10-15 Queen Street, London, EC4N 1TX

Website: www.sosha-farming.co.uk

Please respond by Tuesday 13 March 2018.

Yours sincerely

Indigo Planning Community Engagement Team

Letters sent to residents (English version)

Site visit

- Local Councillors and Assembly Members were invited to visit a poultry rearing farm in Montford Bridge, Shropshire on 9th February 2018
- The purpose of the visit was to provide an opportunity to meet with the applicants, managers and employees and find out more about rearing poultry, to get a better understanding of the layout and scale of a poultry farm and to talk to experienced poultry farmers about the operation and environmental controls.
- Councillor Bill Smith from the Ruabon Community Council attended the site visit
- A full list of Councillors and Assembly Members approached can be found in Appendix A

Dear Sir/Madam,

I am writing on behalf of Soaltar Ltd to inform you of the plans for four proposed agricultural buildings for the rearing of poultry at Cinders Farm, Ruabon, LL14 6HL.

On this occasion, we would like to give you and other Councillors an opportunity to meet with the applicants and find out more about rearing poultry, to get a better understanding of the layout and scale of a poultry farm and to talk to experienced poultry farmers about the operation and environmental controls.

We will be organising a site visit to a development in North Shropshire on 9 February 2018 from 10 am to 11am at the following address:

Ensdon House

Montford Bridge

Shrewsbury

SY4 1EJ

Transport can be arranged if you need it. Please let us know if you will be able to attend by e-mailing Sabrina Bagarella at sabrina.bagarella@indigoPlanning.com

We launched a digital public consultation on 22 December 2017 via the website www.soaltarfarming.co.uk which has been advertised widely on Facebook.

This website provides details of the project and gives you and other stakeholders the chance to provide feedback. We look forward to your comments.

Your sincerely,

Guy Maxfield

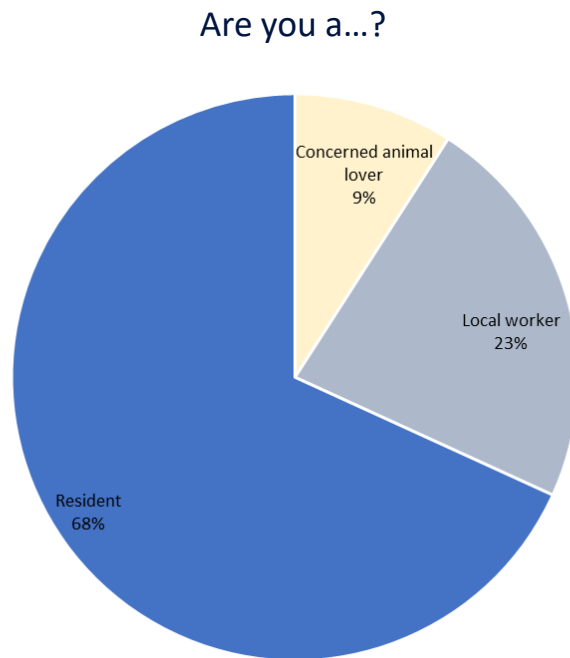
Associate Director

Indigo

Email sent to Councillors

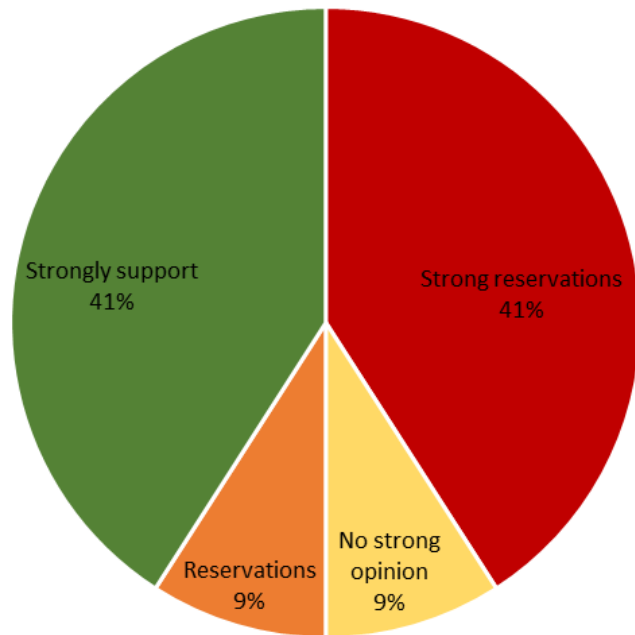
Consultation findings

A total of 22 feedback forms were received between January and April 2018. A breakdown of the responses is set out below:



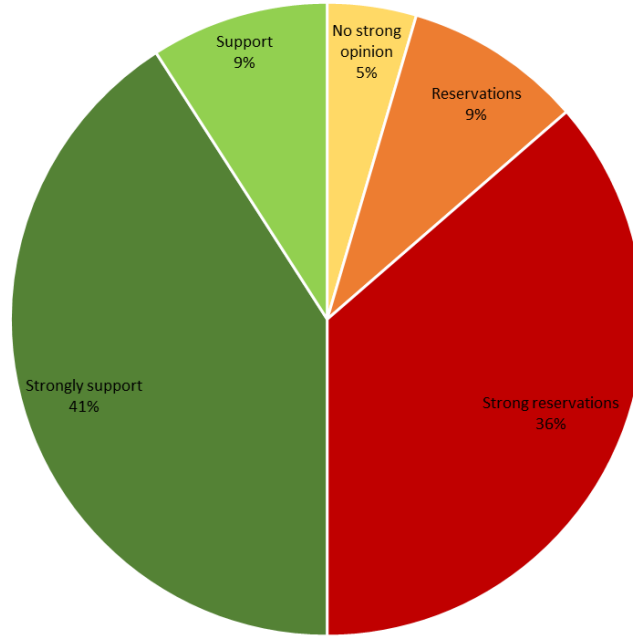
Consultation findings

Overall, to what extent do you support the proposals?



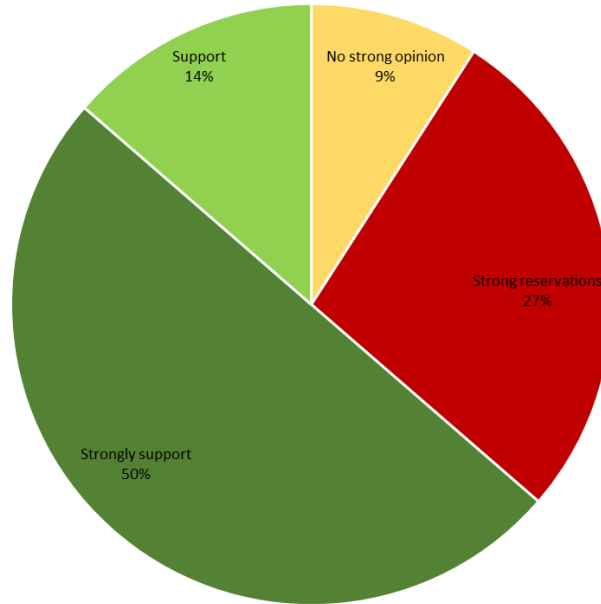
Consultation findings

Thinking about the proposal, to what extent do you support the use of Best Available Techniques?



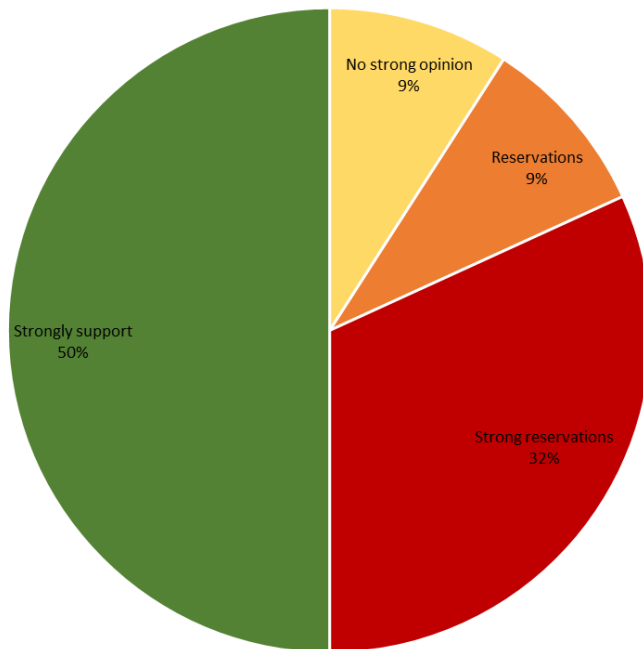
Consultation findings

Thinking about the proposal, to what extent do you support the landscaping and enhancement of wildlife corridors?



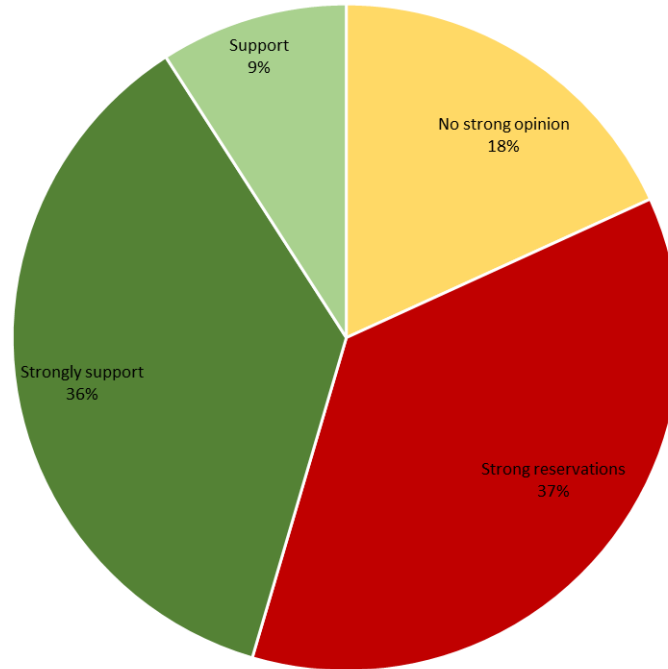
Consultation findings

Thinking about the proposal, to what extent do you support the creation of direct and indirect jobs?



Consultation findings

Thinking about the proposal, to what extent do you support the supply of the local poultry demand?



Consultation and Facebook campaign comments

Mass farming is cruel, full stop.

I fundamentally object to any such facility which is not producing free range or organic birds. Red tractor standard does not go far enough.

Will any of the animals live outside the sheds?

I think overall it's a good idea. I would like to see policies in place so that the business employs local people. I would also like to know if the development will cause odours to the villages nearby.

Strongly against unless the chickens are kept free range. Also the buildings will be totally out of character with the surrounding countryside. Environmentally there will be a strong negative smell.

Fantastic scheme that will create much needed employment to the area not only at this site but a knock on effect to others business - in particular the new processing plant in Wrexham

Everyone seems to be making assumptions that what is proposed is a battery/concentration camp for poultry. Why not find out what it is before knee jerking? Generally speaking those who seek community input are, in my experience, those with higher welfare and environmental concerns.

Can you please clarify if the proposed entrance for the proposed site will be the only entrance for any vehicles?

Statutory consultee feedback

Letters were submitted to a number of statutory and organisational consultees suggested by the Wrexham Borough Council planning officers (see Appendix 1 for a full list).

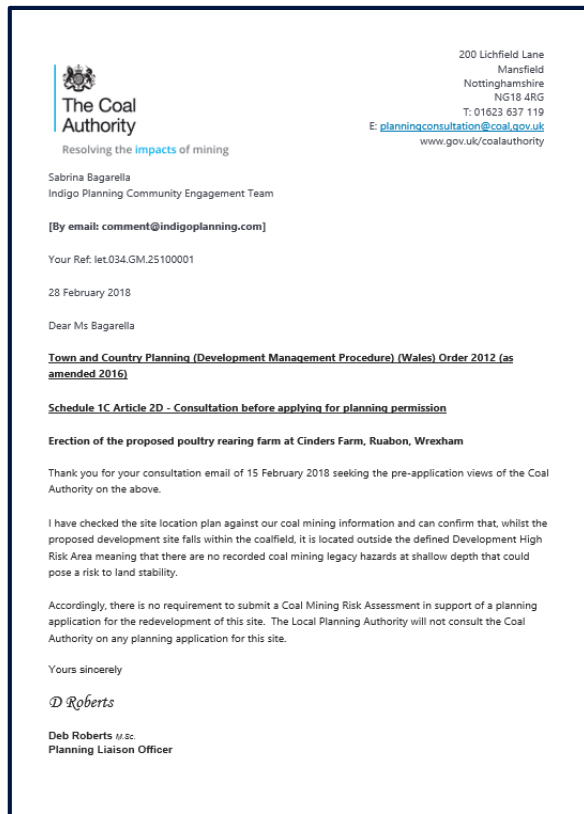
The information sent out was in accordance with Schedule 1C under Article 2D – Consultation Before Applying for Planning Permission – DMPWO.

We received replies/feedback from the following:

- The Coal Authority
- The Highway Authority
- Natural Resources Department
- Protection and Policy, History and Environmental Service
- The Welsh Ministers
- Welsh Water
- LQAS

We didn't receive any feedback from the following stakeholders:

- WCBC Public Protection
- WCBC Public Rights of Way
- Ruabon Community Council
- Erbistock Community Council
- Councillor Davies
- Councillor Pritchard



Community responses to the consultation

Key items	Information now included in application
Concerns over poultry welfare	• Environmental Permit (EP) issued by NRW • The systems to be applied to the proposed livestock rearing farm are those set out in the Red Tractor Assurance Scheme for Farms. The Red Tractor Food Assurance Scheme assures food safety, animal welfare, hygiene and environmental protection.
Concerns over environmental impact	• Environmental Permit (EP) issued by NRW. The EP addresses all pollution including noise and odour and the decision document associated with this permit is included in the submission

Statutory consultee responses to consultation

Consultee responses	Influence on application
The Coal Authority - response dated 28/02/18: “I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability. Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.”	N/A
Highway Authority - response received 23/02/18: “Thank you for the opportunity to consult on the above pre planning application. The Welsh Government as the Highway Authority for the Trunk Road Network in Wales do not wish to comment on the proposal.”	N/A

Statutory consultee responses to consultation (cont)

Consultee responses	Influence on application
Natural Resources Body for Wales (NRW) response dated 16/03/2018: 1. Requirement 1 – Site Drainage Plan 2. Requirement 2 – Manure Contingency Plan 3. Requirement 3 – Pollution Prevention Plan	All three documents requested above were submitted with the application Environmental Permit issued
Welsh Government (LQAS)	Discussions ongoing
Welsh Ministers – Protection and Policy (CADW) - response dated 09/03/18: “Having carefully considered the information provided with this pre-planning application, we have no objections to the impact of the proposed development on the scheduled monuments DE154 Wat's Dyke: Section extending from Black Brook Bridge to Pentre- Clawdd and DE155 Wat's Dyke: Section extending from Pentre-Clawdd to Wynnstay Park and the registered park and garden Wynnstay Park.”	N/A

Statutory consultee responses to consultation (cont)

Consultee responses	Influence on application
Welsh Water responded on 05/03/2018 to seek clarification on the impact on the catchment area, with queries on the following: • Operational effects and mitigation against potential cumulative effects from surface water run-off and foul water run-off; • LPG tank management and mitigation against fuel leaks: How will the LPG storage tanks be managed and maintained? In the event of a leak, hydrocarbons can leach through water pipes and affect natural watercourses. What mitigation plans are in place to prevent the local watercourse being affected by any fuel leaks? • Water tanks: What type of water storage tank will be used and what is its purpose? What safeguards and management plans will be in place to ensure that in the event of any leakages the local watercourse is unaffected? • The underground tanks for dirty wash-water: how large will they be and how much volume will they hold? Will the tanks be of a design that are SSAFO certified and how will they be managed and what mitigations will be in place in the event of a tank leak? • Drainage strategy: Will the proposed outfalls to unnamed watercourses be for the drainage of surface water only? • Foul drainage: What, if any, chemicals will be used as part of the wash-down process? • Manure management: where will excess manure be stored if generated? Does the nutrient management plan factor in options for excess manure created?	All of the queries are addressed in the Environmental Permit.

Appendices

Appendix 1 - List of consulted Councillors and stakeholders

Councillors and Assembly Members

- Cllr Dana Davies (Chair)
- Cllr Ann Davies (Vice Chair)
- Cllr John Pritchard (Mayor)
- Cllr Mr Bill Smith
- Cllr Mr Bob Jackson
- Cllr Mrs Sybil Bremner
- Cllr Callum Edwards
- Cllr Sharon Mazzarella
- Cllr Mrs Lisa Kelly
- Cllr Joan Lowe
- Cllr Supriya Kapas
- Cllr Stephen Jones
- Nathan Gill AM (North Wales)
- Lesley Griffiths AM (Wrexham)
- Llyr Gruffydd (North Wales)

Statutory and organisational consultees

- The Highway Authority
- The Coal Authority
- The Natural Resources Body for Wales
- The Welsh Ministers ad planning division
- The Governing Body of Protected Sites (CADW)
- WCBC Public Protection
- WCBC Public Rights of Way
- Welsh Water
- Ruabon Community Council
- Erbistock Community Council
- Ramblers Association

Appendix 2 – List of addresses from letter drop

Owner/Occupier 1 Cinders Cottages Cinders Wrexham LL14 6HL
Owner/Occupier 2 Cinders Cottages Cinders Wrexham LL14 6HL
Owner/Occupier 2 Cinders Farm Cinders Wrexham LL14 6HL
Owner/Occupier Cinders Farm House Cinders Wrexham LL14 6HL
Owner/Occupier 1 Parkside Cottages Overton Road Wrexham LL14 6LH
Owner/Occupier 2 Parkside Cottages Overton Road Wrexham LL14 6LH
Owner/Occupier Bryn Estyn Overton Road Wrexham LL14 6LH
Owner/Occupier Bryn Hafod Overton Road Wrexham LL14 6LH
Owner/Occupier Bryn Hafod Bach Overton Road Wrexham LL14 6LH
Owner/Occupier Llwyn Hywel Overton Road Wrexham LL14 6LH
Owner/Occupier Stable Cotatge Overton Road Wrexham LL14 6LH
Owner/Occupier Summerfield House Overton Road Wrexham LL14 6LH
Owner/Occupier Dunningley Overton Road Wrexham LL14 6HN
Owner/Occupier Fair View Overton Road Wrexham LL14 6HN
Owner/Occupier Llwyn Glas Overton Road Wrexham LL14 6HN
Owner/Occupier Park Eyton Farm Overton Road Wrexham LL14 6HN
Owner/Occupier Park Eyton Lodge Overton Road Wrexham LL14 6HN
Owner/Occupier Stables Farmhouse Overton Road Wrexham LL14 6HN
Owner/Occupier The Old School House Farm Overton Road Wrexham LL14 6HN
Owner/Occupier Wynnstay Sawmills Overton Road Wrexham LL14 6HN
Owner/Occupier Wynnstay Stables Overton Road Wrexham LL14 6HN
Owner/Occupier Lower Park Eyton Farm Wrexham LL13 OYE
Owner/Occupier Park Eyton Farm Wrexham LL13 OYE
Owner/Occupier 1 Byrn Barns Pen Y Lan Wrexham LL14 6HW
Owner/Occupier 2 Byrn Barns Pen Y Lan Wrexham LL14 6HW

Owner/Occupier 3 Byrn Barns Pen Y Lan Wrexham LL14 6HW
Owner/Occupier 3 New Cottages Pen Y Lan Wrexham LL14 6HW
Owner/Occupier 4 Byrn Barns Pen Y Lan Wrexham LL14 6HW
Owner/Occupier 5 Byrn Barns Pen Y Lan Wrexham LL14 6HW
Owner/Occupier Bryn Awelon Pen Y Lan Wrexham LL14 6HW
Owner/Occupier Bryn Farm Pen Y Lan Wrexham LL14 6HW
Owner/Occupier Bryn House Pen Y Lan Wrexham LL14 6HW
Owner/Occupier Chesnut Cottage Pen Y Lan Wrexham LL14 6HW
Owner/Occupier Kennel Cottage Pen Y Lan Wrexham LL14 6HW
Owner/Occupier Oak Lodge Pen Y Lan Wrexham LL14 6HW
Owner/Occupier Swn Y Coed Pen Y Lan Wrexham LL14 6HW
Owner/Occupier The Kennels Pen Y Lan Wrexham LL14 6HW
Owner/Occupier The Old Rectory Pen Y Lan Wrexham LL14 6HW
Owner/Occupier The Old School House Pen Y Lan Wrexham LL14 6HW
Owner/Occupier The Old Smithy Pen Y Lan Wrexham LL14 6HW
Owner/Occupier West Winds Pen Y Lan Wrexham LL14 6HW
Owner/Occupier Argoed Farm Wrexham LL14 6LN
Owner/Occupier Bakers Lodge Wrexham LL14 6LN

Appendix 3 - Responses from statutory consultees



**The Coal
Authority**

Resolving the **impacts** of mining

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG
T: 01623 637 119

E: planningconsultation@coal.gov.uk
www.gov.uk/coalauthority

Sabrina Bagarella
Indigo Planning Community Engagement Team

[By email: comment@indigoplanning.com]

Your Ref: let.034.GM.25100001

28 February 2018

Dear Ms Bagarella

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (as amended 2016)

Schedule 1C Article 2D - Consultation before applying for planning permission

Erection of the proposed poultry rearing farm at Cinders Farm, Ruabon, Wrexham

Thank you for your consultation email of 15 February 2018 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the defined Development High Risk Area meaning that there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability.

Accordingly, there is no requirement to submit a Coal Mining Risk Assessment in support of a planning application for the redevelopment of this site. The Local Planning Authority will not consult the Coal Authority on any planning application for this site.

Yours sincerely

D Roberts

Deb Roberts *M.Sc.*
Planning Liaison Officer



Llywodraeth Cymru
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed
Parc Nantgarw, Caerdydd CF15 7QQ
Ffôn 01443 33 6000 Ffacs 01443 33 6001
Ebost cadw@cymru.gsi.gov.uk
Gwefan www.cadw.cymru.gov.uk

Plas Carew, Unit 5/7 Cefn Coed
Parc Nantgarw, Cardiff CF15 7QQ
Tel 01443 33 6000 Fax 01443 33 6001
Email cadw@wales.gsi.gov.uk
Web www.cadw.wales.gov.uk

Sabrina Bagarella
Indigo Planning

comment@indigoplanning.com

Eich cyfeirnod
Your reference

Ein cyfeirnod
Our reference

NS

Dyddiad
Date

9 March 2018

Llinell uniongyrchol
Direct line

03000 257894

Ebost
Email:

Amadminplanning@gov.wales

Dear Ms Bagarella

Pre-Planning Application – Erection of a proposed poultry rearing farm at Cinders Farm, Ruabon, Wrexham

Thank you for your letter of 15 February 2018 inviting our comments on the pre-planning application consultation for the proposed development as described above. 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.

Advice

Having carefully considered the information provided with this pre-planning application, we have no objections to the impact of the proposed development on the scheduled monuments DE154 Wat's Dyke: Section extending from Black Brook Bridge to Pentre-Clawdd and DE155 Wat's Dyke: Section extending from Pentre-Clawdd to Wynnstay Park and the registered park and garden Wynnstay Park. Our assessment of the application is given below.

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.

Mae'r 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



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 circular guidance.

PPW (Chapter 6 – The Historic Environment) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings 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 an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. Technical Advice Note 24: The Historic Environment elaborates by explaining that there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest 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.

Assessment

Scheduled Monuments:

DE154 Wat's Dyke: Section extending from Black Brook Bridge to Pentre-Clawdd

DE155 Wat's Dyke: Section extending from Pentre-Clawdd to Wynnstay Park

An Environmental Impact Assessment for the development has been produced with a Cultural Heritage Section written by Aeon Archaeology, a Chartered Institute for Archaeologists Registered Organisation.

The Cultural Heritage Section has recognised that the proposed development is located some 1.1km to the east of the two sections of Wats' Dyke identified above which are designated as scheduled monuments. Wats Dyke is a presumed 8th century AD defensive bank and ditch facing towards the west. Aeon Archaeology has noted that the proposed development will be visible from the scheduled monuments but it is not in the identified significant views to the west. They have therefore concluded that the proposed development will cause very slight damage to the setting of scheduled monument DE154 and DE155. We concur with this conclusion.

Registered Park and Garden:

Wynnstay Park PGW(C) 64

The Environmental Impact Assessment has failed to acknowledge the presence of the registered park and garden Wynnstay Park, which is located some 680m south of the proposed development.

Intervening topography blocks views between the main part of the registered park and the proposed development: However views may be possible from the Park Eyton Lodge entrance to the registered park. If this is the case the view of the development will be heavily screened by existing vegetation and building. Consequently it is our opinion that the proposed development will have, at most, a very slight impact on the setting of the Registered Wynnstay Park Registered Historic Park and Garden.

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, 7a Church Street, Welshpool, Powys, SY21 7DL.

Yours sincerely

Nick Segust
Diogelu a Pholisi/ Protection and Policy

Ms Sabrina Bagarella
Indigo
15 Colmore Row
Birmingham
Birmingham
B3 2BH

Date: 05/03/2018
Our Ref: PPA0002822

Dear Ms Bagarella

Grid Ref: 332428 344029

Site Address: Cinders Farm Ruabon

Development: 2D Application - Erection of a proposed poultry rearing farm

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 15th February 2018, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

CATCHMENT

Having reviewed the details submitted, we note the application site falls within a Drinking Water Protected Area under Article 7 of the Water Framework Directive. This Article requires the UK to take action to protect drinking water sources. Section 7.3 states that the aim is 'to avoid deterioration in water quality where this may lead to additional purification treatment being required'.

The site is located within a Dwr Cymru Welsh Water Drinking Water Catchment known as Chester Poulton River Dee. Dwr Cymru Welsh Water seeks further clarification on the following points, to ensure that protection of the surrounding watercourses has been appropriately considered:

1 - Operational Effects 11.69

What mitigation measures will be adopted during the operational phase to reduce potential cumulative effects from excess surface water run-off and foul water run off?

2 - Site Layout 3.15

The LPG storage tanks how will they be managed and maintained? In the event of a leak hydrocarbons can leach through water pipes and affect natural water courses. What mitigation plans are in place to prevent the local water course being affected by any fuel leaks?

3 - Site Layout 3.17

What type of water storage tank will be used and what is its purpose? What safeguards and management plans will be in place to ensure that in the event of any leakages the local water course is unaffected?

4 - Site Layout 3.64

The underground tanks for dirty wash water, how large will they be and how much volume will they hold? Will the tanks be of a design that they will be SSAFO certified and how will they be managed and what mitigations will be in place in the event of a tank leak?

5 - Drainage Strategy 11.1

The proposed outfalls into the unnamed water courses. Will they be for the drainage of surface water only?

6 - Foul Drainage

In terms of management and mitigation the same questions apply here as they do for questions 1 & 3. What, if any chemicals will be used as part of the wash-down process?

7 - Manure Management

If excess manure is generated from the poultry unit, will it be stored on site, or disposed of off-site? Does your nutrient management plan factor in options for excess manure created?

SEWERAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Email: comment@indigoplanning.com

Annwyl / Dear Sabrina Bagarella,

**Town and Country Planning (Development Management Procedure) (Wales)
(Amendment) Order 2016 Notice Pre-Application Consultation under Article 2D**

**Proposal: Erection of four agricultural buildings for broiler poultry rearing; ancillary
buildings and plant; associated infrastructure; and landscaping. (Approx.
225,000 birds)**

Location: Cinders Farm, Ruabon, Wrexham

Thank you for referring the above application, which we received on 16/02/2018.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning applications or permit (either at pre-application or application stage) for the proposed development. At that time, there may be new information available which we will need to take into account in making a formal response.

Based on the information submitted to us, we have significant concerns with the proposed development. On this basis, we would recommend to the local planning authority that they should only grant planning permission if the scheme can meet the following requirements and the conditions listed below are attached to the planning permission. Otherwise, we would object to this planning application.

Requirement 1 - Site Drainage Plan

Requirement 2 – Manure Contingency Plan

Requirement 3 – Pollution Prevention Plan

Condition 1: EPS: The submission of a detailed great crested newt avoidance and mitigation measures.

Condition 2: Biosecurity: No development shall take place until a Biosecurity Risk Assessment has been submitted and approved to the satisfaction of the LPA.

Site Drainage Plan

The proposal will need to be accompanied by a Site Drainage Plan, to detail the proposed site drainage methods and to detail the design features of preventing pollution occurring.

Requirement 1 - Site Drainage Plan

Clean, uncontaminated surface waters should be disposed of by means of sustainable drainage principles. Any soakaways should be directed away from existing surface waters. The development must be drained by a separate system of foul and surface water drainage, with all clean roof and surface water being kept separate from foul water.

Runoff water from the ranging area should not be allowed to flow directly into surface water drains or watercourses as this can contain polluting nutrients and sediments.

Applications need to include a plan of the proposed site that indicates all the new and existing features that will control pollution from the development, including:

- Clean and foul drains (with direction of flow)
- Effluent containment (including capacity)
- Provision for decontamination and collection of disinfectant in event of disease control
- Any constructed soakaway
- French drains and
- New or existing sustainable drainage building including swales, reed beds or ponds.

Any relevant management controls should also be indicated.

Manure Management Plan

We note the submission of the manure management plan (Appendix 3.1 of the ES Vol 3.) We are generally satisfied with the manure management plan. One thing to note is that it states 200,000 birds in this section rather than the 225,000 that has been stated elsewhere in the consultation documentation. We have taken this to be an error and, therefore, advise that this should be amended prior to submitting the application to the local authority.

- Manure Contingency Plan

Applications need to demonstrate that there is contingency for storing any manure, slurry and dirty water produced at times where the usual method of manure disposal is not possible.

Requirement 2 – Manure Contingency Plan

Contingency for storing wash water during and after disease outbreak must be detailed as this is classified as 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. The contingency plan can be included into the Manure Management Plan.

Pollution Prevention Plan – Construction and Management

The proposal should incorporate appropriate pollution control measures to ensure that the water environment (both groundwater and surface water) is not polluted.

Requirement 3 – Pollution Prevention Plan

Appropriate pollution prevention measures must be in place, to ensure that the water environment (both surface and groundwater) are not polluted during excavation, construction and landscaping. When working near watercourses, work must be carried out in a manner so as not to cause pollution to controlled waters. It is an offence under Regulations 38 of the Environmental Permitting Regulations 2010 to cause or knowingly permit a water discharge activity.

All works at the site must be carried out in accordance with Guidance for Pollution Prevention GPP5 “Works and maintenance in or near water” has recently been updated (January 2017) and can be found at:

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

Also, the work must be carried out in accordance with PPG6: ‘Working at construction and demolition sites’ which are available on the Gov.uk website:

<https://www.gov.uk/government/collections/pollution-prevention-guidance-ppg>.

Although this document is withdrawn, the advice it provides is still relevant.

Runoff water from the ranging area should not be allowed to flow directly into surface water drains or watercourses as this can contain polluting nutrients and sediments.

Effluent tanks or manure stores will need to be constructed to meet the SSAFO Regulations (Wales) 2010.

The Pollution Prevention Plan should include NRW’s incident response telephone number. Should any contaminated water or materials enter or pollute the watercourse or groundwater, Natural Resources Wales must be notified on 03000 65 3000.

Protected Species

The pre-application Environmental Statement includes an ecological assessment completed by BSG Ecology.

- Great crested newt (GCN)

NRW consider the survey and assessment has been completed to a satisfactory standard

The Pondscape of Wrexham is considered to be of European importance for its populations of great crested newt (GCN). This species and its breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017 and they are classed as a material consideration for planning under the provisions of Technical Advice Note 5: Nature Conservation and Planning (TAN5).

The Regulations allow the approval of a scheme that would be likely to result in disturbance or harm to GCN, but only if it satisfies an appropriate Habitats Directive derogation purpose and two tests before a licence can be issued from Natural Resources Wales.

In the case of development, the applicable derogation purpose is:

“Preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature, and beneficial consequences of primary importance for the environment.”

Furthermore, the licence can only be issued by NRW on condition that there is:

“no satisfactory alternative”, and that

“the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range”

Paragraph 6.3.7 of TAN5 states that the local planning authority should not grant planning permission without having satisfied itself that the proposed scheme either would not impact adversely on any GCN on the site or that, in its opinion, all three conditions for the eventual grant of a licence are likely to be satisfied.

Based on both the submitted assessment and spatial location of the proposal, we consider that the development is not likely to be detrimental to the maintenance of the favourable conservation status of the local population of GCN. However, we advise the formal application includes the following:

Condition 1: EPS: The submission of a detailed great crested newt avoidance and mitigation measures.

The submission of detailed great crested newt avoidance and mitigation measures. We anticipate that appropriate mitigation measures will entail the implementation of Reasonable Avoidance Measures (RAMs), such as the erection of a 1-way amphibian fence, prior to and throughout the duration of construction operations; together with the clearance of individuals from working areas. Statements should also be in place confirming that works will immediately stop if, in the unlikely event, that one or more individuals are found.

This advice applies to the proposal in its present form. If the plans are changed in ways that may affect GCN on this site, you would need a revised ecology report that takes account of such changes. Please consult us again if any updated or revised ecology report concludes that the proposal is more likely to have an adverse impact on the GCN population and/or alters the detail or implementation of mitigation or compensation measures.

- Invasive non-native species

NRW note that no invasive non-native plants have been found.

However, we consider biosecurity to be a material consideration owing to the nature and location of the proposal. In this case, biosecurity issues concern invasive non-native species (INNS) and diseases. The Chytrid fungus, which is known to affect amphibian populations has been recorded at Johnstown.

Condition 2: Biosecurity: No development shall take place until a Biosecurity Risk Assessment has been submitted and approved to the satisfaction of the LPA.

We therefore advise that any future consent includes the imposition of a condition requiring the submission and implementation of a Biosecurity Risk Assessment to the satisfaction of the LPA.

We consider that this assessment must include (i) appropriate measures to control any INNS on site; and (ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of construction and operational phases of the scheme.

- Bats

NRW consider the survey and assessment has been completed to a satisfactory standard

It is NRW's view that the proposal is not likely to be detrimental to the maintenance of the Favourable Conservation Status (FCS) of any local populations of bat

- White-clawed crayfish

NRW consider the assessment to be satisfactory for the purposes of informing the planning decision making process

It is NRW's view that the white-clawed crayfish will not be affected by the proposed scheme

- Dormouse

NRW consider the survey and assessment has been completed to a standard that is satisfactory for the purposes of informing the planning decision making process

It is NRW's view that the proposal is not likely to be detrimental to the maintenance of the FCS of any local populations of dormouse

- Otter

NRW note that no evidence of otter was found within the site,

It is NRW's view that the proposal is not likely to be detrimental to the maintenance of the FCS of the local population of otters

- Water vole

NRW consider the survey and assessment has been completed to a satisfactory standard

It is NRW's view that the water vole is not likely to be affected by the proposed scheme

Flood Risk

We have reviewed the Flood Consequences Assessment (FCA) (Waterco Limited, w10493-180130-FCA & Drainage Strategy.docx, 30 January 2018) in Appendix 11.1 Volume III of the Environment Statement. We consider that the contents of the FCA are generally commensurate to the scale and nature of the development proposals. We are generally supportive of the proposed flood risk mitigation measures set out in the FCA.

In relation to the management of surface water runoff, we confirm that we have not undertaken a technical review of the surface water management contents of the FCA. We would therefore strongly advise that the Lead Local Flood Authority, who in this instance are Wrexham County Borough Council, are consulted at this pre-application stage so that they have the opportunity to comment on the acceptability of the proposed surface water drainage strategy.

Air Quality

The ammonia and nitrogen impacts from the operation of this development are best dealt with through the Habitats Regulation Assessment (HRA) that NRW permitting will complete. Any mitigation measures that may be required will be taken into account in the HRA and SSSI assessments.

The screening distance for a combustion process of this size, 0.5 – 2MWth, is 0.2km. There are no designated sites within this screening radius and no air quality assessment is required for impacts on designated sites.

Permitting

The permit application was received by the NRW Permitting Service on 10 November 2017.

The permit application as well as the poultry unit includes two biomass boilers with a combined thermal input of 2176kwh which be housed in a separate building within the proposed boundary of their environmental permit.

NRW Permitting Service are assessing the proposals under The Environmental Permitting (England and Wales) (Amendment) Regulations 2013. As such, the impacts relating to the permit process should be assessed within that legal framework and will not be addressed within this response. Our Permitting Service may require further detailed modelling carried out; you are advised to contact them for further advice. As such, NRW cannot confirm whether or not the proposals will be acceptable from a permit perspective at this stage.

We strongly advise that the formal submission of your planning application to the Local Authority should be deferred until you have a decision on the permit application with NRW.

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

Our comments above 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/planning-and-development/planning-and-development/?lang=en>). 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. The applicant 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

Siôn M. Williams

Cynghorydd Cynllunio Datblygu / Development Planning Advisor

Cyfoeth Naturiol Cymru / Natural Resources Wales

Appendix 4 - Copy of website feedback form

Proposed poultry rearing farm at Cinders Farm, Ruabon

We hope you'll take a couple of minutes to give us your comments and feedback about the proposals.

Please note that we are committed to protecting your privacy and will not release your details or information to anyone except in connection with the proposals and/or activities being consulted upon.

Name *

Short-answer text

Postcode *

Short-answer text

E-mail *

Short-answer text

Would you like to keep informed on the proposal? *

☐ Yes

☐ No

Are you a...? *

☐ Resident

☐ Local worker

☐ Councillor

☐ Organisation representative

☐ Other...

Overall, to what extent do you support the proposal? *

	1	2	3	4	5	
Strongly support	☐	☐	☐	☐	☐	Strong reservations

Thinking about the proposal, to what extent do you support the following: *

	Strongly support	Support	No strong opinion	Reservations	Strong reservations
Use of Best Available Techniques for poultry rearing	☐	☐	☐	☐	☐
Landscaping and enhancing of wildlife corridors	☐	☐	☐	☐	☐
Creation of direct and indirect jobs	☐	☐	☐	☐	☐
Supplying local demand for poultry	☐	☐	☐	☐	☐

Please let us know any other comments or suggestions you might have on the proposal

Long-answer text

Appendix 5 – Online feedback responses

Name	Postcode	Would you like to keep informed on the proposal?	Are you a...?	Overall, to what extent do you support the proposal?	Thinking about the proposal, to what extent do you support the following: [Use of Best Available Techniques for poultry rearing]	Thinking about the proposal, to what extent do you support the following: [Landscaping and enhancing of wildlife corridors]	Thinking about the proposal, to what extent do you support the following: [Creation of direct and indirect jobs]	Thinking about the proposal, to what extent do you support the following: [Supplying local demand for poultry]	Please let us know any other comments or suggestions you might have on the proposal
Lesley Carol	LL20 8EN	Yes	Resident	5	Strong reservations	Support	Reservations	Strong reservations	I fundamentally object to any such facility which is not producing free range or organic birds. Red tractor standard does not go far enough.
d cronin	CH4 7JU	Yes	Resident	5	Strong reservations	Strongly support	Strong reservations	Strong reservations	Rearing birds indoors is barbaric and outmoded. You give little away about yourselves other than to hide behind the word 'Indigo', suggestive as it is of natural cloth and blue skies! Come clean about what you are really proposing here. How many birds would be housed? What would their life span be? How much access would they have to the outdoors?
Edwards	LI14 6Pd	Yes	Resident	5	Strong reservations	Strong reservations	Strong reservations	Strong reservations	Take it elsewhere our environment is polluted enough
Helen Roberts	LL14 3BL	Yes	Resident	5	Strong reservations	Strong reservations	Strong reservations	Strong reservations	Mass farming is cruel full stop
Gail Bather	LL14 3HP	Yes	Resident	3	Strongly support	Strongly support	Strongly support	Support	I think overall it's a good idea. I would like to see policies in place so that the business employs local people. I would also like to know if the development will cause odours to the villages nearby.
Cath saxton	LI130QN	Yes	Concerned animal lover	5	Strong reservations	Strong reservations	Strong reservations	Strong reservations	Keeping chickens in the conditions you are proposing is barbaric
Karen Smaali	LL14 2RD	Yes	Concerned over animal welfare and resident locally	5	Strongly support	Strongly support	No strong opinion	No strong opinion	Strongly against unless the chickens are kept free range. Also the buildings will be totally out of character with the surrounding countryside. Environmentally there will be a strong negative smell.

Appendix 5 – Online feedback responses (cont)

Name	Postcode	Would you like to keep informed on the proposal?	Are you a...?	Overall, to what extent do you support the proposal?	Thinking about the proposal, to what extent do you support the following: [Use of Best Available Techniques for poultry rearing]	Thinking about the proposal, to what extent do you support the following: [Landscaping and enhancing of wildlife corridors]	Thinking about the proposal, to what extent do you support the following: [Creation of direct and indirect jobs]	Thinking about the proposal, to what extent do you support the following: [Supplying local demand for poultry]	Please let us know any other comments or suggestions you might have on the proposal
Martin Young	LL14 6HL	Yes	Resident	4	Reservations	No strong opinion	Reservations	No strong opinion	following documents: Odour Management Plan Noise Management Plan Environmental Management Systems Technical Standards Energy Efficiency management plan Raw materials inventory Environmental Risk Assessment Can these be made available on the website. Many Thanks
Evan Barker	LL146HL	Yes	Resident	5	Strong reservations	Strong reservations	Strong reservations	Strong reservations	can you please clarify that the proposed entrance for the proposed site will be the only entrance for any vehicles.
Doug Wellington	LL14 1HB	Yes	Resident	1	Strongly support	Strongly support	Strongly support	Strongly support	
Danny Bradshaw	LL130HY	Yes	Local worker	1	Support	Support	Strongly support	Support	
Anthony Litchfield	LL13 0YP	Yes	Local worker	1	Strongly support	Strongly support	Strongly support	Strongly support	
Lewis Taylor	LL13 9DJ	No	Resident	1	Strongly support	Strongly support	Strongly support	Strongly support	
Stephanie Wynne	LL137EN	Yes	Local worker	1	Strongly support	Strongly support	Strongly support	Strongly support	
Nathan Wynne	LL137EN	No	Local worker	1	Strongly support	Strongly support	Strongly support	Strongly support	
Joel	Ch7 1JB	No	Local worker	1	Strongly support	Strongly support	Strongly support	Strongly support	

Appendix 5 – Online feedback responses (cont)

Name	Postcode	Would you like to keep informed on the proposal?	Are you a...?	Overall, to what extent do you support the proposal?	Thinking about the proposal, to what extent do you support the following: [Use of Best Available Techniques for poultry rearing]	Thinking about the proposal, to what extent do you support the following: [Landscaping and enhancing of wildlife corridors]	Thinking about the proposal, to what extent do you support the following: [Creation of direct and indirect jobs]	Thinking about the proposal, to what extent do you support the following: [Supplying local demand for poultry]	Please let us know any other comments or suggestions you might have on the proposal
Irene Winn (mrs)	LL14 5LW	Yes	Chirk resident	4	Reservations	Strongly support	Strongly support	No strong opinion	I am concerned about how the poultry will be treated. I would prefer that they have a normal life, free to roam and not fed any preventative medicine or use quick growth techniques which will encourage quick weight gain to the bird's detriment. In the fullness of time I would like to see other farming practices encouraged, such as using plucked feathers; growing foodstuffs and making products from them. I would like to see dry stonewalling being taught and other crafts which are in decline. I would also like to see hemp grown and used to make materials for wearing or for making into packaging, the list is endless.
Jean webster	LL14 2dh	Yes	Resident	5	Strong reservations	Strong reservations	Strong reservations	Strong reservations	Presently I am strongly against the proposal but have more questions. At what stage of the planning process is it? How many chickens will be on site at any one time? How many local people will be employed?
Concerned soul	n/a	No	Concerned soul	5	Strong reservations	Strong reservations	Strong reservations	Strong reservations	We do not need any more concentration camps thank you. Your era is on the wain, you would be better off growing fields of hemp (seeds, fibers, Oils) or some other highly beneficial and indeed profitable crop.
Charles Barnett	LL130de	Yes	Resident	1	Support	Strongly support	Strongly support	Strongly support	
Martin Young	LL14 6HL	Yes	Resident	3	No strong opinion	No strong opinion	No strong opinion	No strong opinion	
Matt Jones	LL130yp	Yes	Resident	5	Strongly support	Support	Strongly support	Strongly support	Fantastic scheme that will create much needed employment to the area not only at this site but a knock on effect to others business - in particular the new processing plant in wrexham

Appendix 6 – Compliance checklist

Annex 1:

Compliance checklist

The compliance checklist can be used to help ensure that the developer has complied with each of the following:

- Section 61Z of the Town and Country Planning Act 1990 which introduces the requirement to carry out pre-application consultation; and
- DMPWO Part 1A 'Requirement to carry out pre-application consultation 2B'.

All the tasks on the checklist must be completed in order to meet the requirements. For ease of use the checklist is broken down into simple sections.

Tasks		
Identifying the statutory consultees		
Owners and occupiers	The developer must send a copy of the site notice in writing to any owner or occupier of any land adjoining the land to which the proposed application relates and address the letter to 'the owner and/or occupier'. Developers may wish to consider the benefits of maximising publicity at pre-application stage.	Have all of the owners and occupiers been identified and consulted with? Was the letter containing the site notice addressed to 'the owner and/or occupier'?
Community consultees	Developers are required to inform: - Each community council (this includes both town and community councils) in whose area the proposed development would be situated; and/or - Each councillor (local member) representing an electoral ward in which proposed development would be situated. If the proposed development is located in an area where more than one town or community council operates, both should be notified. If the proposed development straddles a number of electoral wards, all local councillors within those wards will need to be notified. The community consultees will be notified via letter containing the same information as provided in the site notice (see below for details on the site notice).	Have all of the community consultees been identified and consulted with?
Specialist consultees	Developers are required to inform specialist consultees of the development proposals. Details of the specialist consultees and when they should be consulted are set out in Schedule 4 to the DMPWO – see Annex 2 of this note. The specialist consultees will be notified via letter containing the information provided in Schedule 1C (see below for details on the site notice and Schedule 1C).	Have all of the specialist consultees been identified and consulted with?

Tasks		
Raising awareness of the statutory consultation		
Site notice – Schedule 1B	Information required in the site notice The site notice must contain the information set out in 'Schedule 1B: Publicity and Consultation before Applying for Planning Permission Notice under Articles 2C and 2D' - DMPWO. An English and Welsh language version of the site notice must be provided. Displaying the site notice The site notice must be displayed in at least one place on or near the land to which the proposed application is. The site notice must be easily visible and legible by members of the public. The site notice must be displayed for no less than 28 days. Providing developers have taken reasonable steps to protect the site notice and, if needs be, replace it if it is removed, obscured or defaced before the end of the 28 day publicity period, then the developer will be considered to have complied with their statutory duties.	Information required in the site notice The site notice has been created containing the information from Schedule 1B. An English and Welsh language version has been provided. Displaying the site notice The site notice was displayed in one or more locations near the site. The site notice is easily visible and legible by members of the public. The site notice was displayed for no less than 28 days. The site notice did / did not require replacing.
Schedule 1C	The developer must give the relevant specialist consultees notice in writing of the proposed application. The letter must contain the information set out in the notice Schedule 1C under Article 2D - Consultation Before Applying for Planning Permission - DMPWO. The developer must enclose each of the draft application documents (see details below) with the notification or provide a link to a website on which those documents can be found. N.B. The developer is encouraged to provide specialist consultees with this information electronically (i.e. an email) and in cases when information is posted to statutory consultees, developers should consider using recorded delivery.	The specialist consultees have been provided notice in writing of the proposed application. The letter/notice contained the information set out in the notice in Schedule 1C. The specialist consultees have been provided with a link to / hard copy of the draft application documents.
Consultation period		
Consultation period	The developer must consult for a minimum of 28 days.	The consultation period ran for a minimum of 28 days.

Tasks		
Consultation materials		
Application documents	Developers must make the following information available for inspection at a location in the vicinity of the site or online for no less than 28 days (beginning when the site notices are erected): - All information that would be required to be submitted as part of a formal planning application. This includes all the information on the relevant planning application form, except the ownership certificates. - Scaled plans, with north arrow, to identify the land to which the application relates. - Design and Access Statement. - Any information that would be needed in order to comply with any local validation requirements of the relevant local planning authority.	All draft planning application documents were provided as described. 
Viewing consultation materials	The site notice is required to specify a location where the draft application documents can be viewed. Documents can be made available in hard copy or online. In cases where the developer has made the relevant information available on a website, the location for public viewing can be a library or other public building where computer facilities are made available to the general public. If the developer has not made the relevant information available on a website then a hard copy needs to be made available. Public buildings such as libraries, community centres and leisure centres would be appropriate. The developer has flexibility on the choice of venue but it should, as a minimum, allow the public access during normal working hours for the full 28 day notification period.	All draft planning application documents were available to view online/in a community building for at least 28 days. 
Making representations		
Contact details	The developer must set out how they can be contacted by persons wishing to comment on the proposed development i.e. a postal address or a email address.	Contact details were provided on the relevant notices. 

Tasks		
Reporting		
Pre-Application Consultation Report	The developer must submit a Pre-Application Consultation Report (PAC Report) in order for the planning application to be validated. The developer has flexibility to determine the most effective way to present the pre-application community consultation report providing it contains: - A copy of the site notice. - A declaration that the site notice was displayed in accordance with the statutory requirements, i.e. in at least one place on or near the development site for no less than 28 days. - A copy of the notice given to owners and occupiers of adjoining land, and a list of those persons. - Copies of all notices provided to councillors, town and community councils, and specialist consultees. - A summary of all issues raised in response to the statutory publicity and confirm whether the issues raised have been addressed and, if so, how they have been addressed. - Copies of all responses received from specialist consultees with an explanation of how each response has been addressed by the developer. - Under relevant data protection legislation the addresses and other contact information of private individuals must be redacted in the PAC Report before it is submitted. - If developers undertake publicity or consultation that exceeds the minimum statutory requirements, they are encouraged to report the outcome of this pre-application engagement in the PAC report.	A PAC Report has been submitted as part of the application.  The PAC Report contains: - A copy of the site notice. - A declaration that the site notice was displayed in accordance with the statutory requirements. - A copy of the notices given to owners and occupiers, councillors, town and community councils, and specialist consultees. - A summary of all issues raised and how they have been addressed. - Copies of all responses received from specialist consultees with an explanation they have been addressed. - Redacted contact information. - Non-statutory consultation.       

Appendix 7 – Publicity and consultation letters

Trwy'r post

13 Chwefror 2018

let.034.GM.25100001

Perchennog / meddiannydd,

ATODLEN 1B: CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO DAN ERTHLENNAU 2C A 2D – GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

Rydym yn eich hysbysu bod Soalar Ltd yn bwriadu gwneud cais cynllunio er mwyn cael codi adeilad su'n bwrpasol ar gyfer magu dofednod ar fferm Cinders, Ruabon, Wrexham.

Mae'r hysbysiad yma yn rhoi cyfle i chi rhoi eich sylwadau ymlaen i'r datblygwyr cyn iddynt gyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrecsam (CBSW). Bydd unrhyw gais cynllunio yn cael ei gyhoeddi gan CBSW. Ni fydd ymatebion i'r hysbysiad hwn yn atal eich gallu i gyflwyno sylwadau i CBSW ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir unrhyw sylwadau a gyflwynir gael ei gyflwyno ar y ffeil gyhoeddus.

Mae'r cynnig yma ar gyfer yr datblygiad uchod ar fferm Cinders, Ruabon, Wrexham. Dangosir lleoliad y safle ar y map isod.



Gallwch arolygu copiau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein ar wefan: www.soaltarfarming.co.uk

Mae cyfleusterau cyfrifiadurol ar gael i weld yr wybodaeth hon ar-lein yn Llyfrgell Rhiwabon, Stryd Fawr, Rhiwabon, Wrecsam, LL14 6NH yn ystod oriau:

Oriau Agor	
Llun	10:00 – 18:00
Mawrth	14:00 – 18:00
Mercher	14:00 – 17:00
Iau	14:00 – 17:00
Gwener	10:00 – 18:00

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglŷn â'r datblygiad arfaethedig hwn ysgrifennu atom drwy:

Ebost: comment@indigoplanning.com

Post: Indigo Planning, Aldermay House, 10-15 Queen Street, London, EC4N 1TX

Wefan: www.soaltarfarming.co.uk

Rydym yn derbyn sylwadau hyd at Dydd Mawrth, 13fed o Fawrth 2018.

Yr eiddoch yn gywir

Tîm Ymgysylltu â'r Gymuned Cynllunio Indigo

The owner/occupier

By post

13 February 2018

let.034.GM.25100001

Dear Sir/Madam,

**SCHEDULE 1B: PUBLICITY AND CONSULTATION BEFORE APPLYING FOR
PLANNING PERMISSION UNDER ARTICLES 2C AND 2D – TOWN AND
COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

Notice is given that Soaltar Ltd is intending to apply for planning permission for the erection of the proposed poultry rearing farm at Cinders Farm, Ruabon, Wrexham.

This notice provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to Wrexham County Borough Council (WCBC). Any subsequent planning application will be publicised by WCBC. Comments provided in response to this notice will not prejudice your ability to make representations to WCBC on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is at Cinders Farm, Ruabon, Wrexham. The site location is illustrated on the map below.



You may inspect copies of the proposed application, plans, and other supporting documents online at: www.soaltarfarming.co.uk

Computer facilities are available to view this information online at the Ruabon Library, High Street, Ruabon, Wrexham, LL14 6NH during the hours of:

Opening times	
Monday	10:00 – 18:00
Tuesday	14:00 – 18:00
Wednesday	14:00 – 17:00
Thursday	14:00 – 17:00
Friday	10:00 – 18:00

Anyone who wishes to make representations regarding this proposed development must write to us at:

Email: comment@indigoplanning.com

Post: Indigo Planning, Aldermay House, 10-15 Queen Street, London, EC4N 1TX

Website: www.soaltarfarming.co.uk

Please respond by Tuesday 13 March 2018.

Yours sincerely

Indigo Planning Community Engagement Team

Trwy'r post

13 Chwefror 2018

let.034.GM.25100001

Perchennog / meddiannydd,

ATODLEN 1C: YMGYNGHORIAD CYN YMGEISIO AM GANIATÂD CYNLLUNIO DAN ERTHYGL 2D - GORCHYMYN CYNLLUNIO GWLAD A THREF (GWEITHDREFN RHEOLI DATBLYGU) (CYMRU) 2012

Rydym yn eich hysbysu bod Soalar Ltd yn bwriadu gwneud cais cynllunio er mwyn cael codi adeilad su'n bwrpasol ar gyfer magu dofednod ar fferm Cinders, Ruabon, Wrexham.

Mae'r hysbysiad yma yn rhoi cyfle i chi rhoi eich sylwadau ymlaen i'r datblygwyr cyn iddynt gyflwyno cais cynllunio i Gyngor Bwrdeistref Sirol Wrecsam (CBSW). Bydd unrhyw gais cynllunio yn cael ei gyhoeddi gan CBSW. Ni fydd ymatebion i'r hysbysiad hwn yn atal eich gallu i gyflwyno sylwadau i CBSW ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir unrhyw sylwadau a gyflwynir gael ei gyflwyno ar y ffeil gyhoeddus.

Mae'r cynnig yma ar gyfer yr datblygiad uchod ar fferm Cinders, Ruabon, Wrexham. Dangosir lleoliad y safle ar y map isod.



Gallwch arolygu copiau o'r cais arfaethedig, cynlluniau, a dogfennau ategol eraill ar-lein ar wefan: www.soaltarfarming.co.uk

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, mae'n rhaid anfon ymatebion i'r ymgynghoriad drwy comment@indigoplanning.com erbyn dydd Mawrth 13 Mawrth 2018.

Yr eiddoch yn gywir

Tim Ymgysylltu â'r Gymuned Cynllunio Indigo

By post

13 February 2018

let.034.GM.25100001

Dear Sir/Madam,

**SCHEDULE 1C: CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION UNDER ARTICLE 2D – TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012**

Notice is given that Soaltar Ltd is intending to apply for planning permission for the erection of the proposed poultry rearing farm at Cinders Farm, Ruabon, Wrexham.

This notice provides the opportunity to comment directly to the developer on the proposals prior to the submission of a planning application to Wrexham County Borough Council (WCBC). Any subsequent planning application will be publicised by WCBC. Comments provided in response to this notice will not prejudice your ability to make representations to WCBC on any related planning application. You should note that any comments submitted may be placed on the public file.

The proposed development is at Cinders Farm, Ruabon, Wrexham. The site location is illustrated on the map below.



You may inspect copies of the proposed application, plans, and other supporting documents online at: www.soaltarfarming.co.uk

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 comment@indigoplanning.com by Tuesday 13 March 2018.

Yours sincerely

Indigo Planning Community Engagement Team