

16/04/2018

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 27/03/2018.

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 have significant concerns with the proposed development as submitted. We recommend that you should only grant planning permission if the scheme can meet the following requirement. We would object if the scheme does not meet this requirement.

Requirement 1 – Revision of drainage plan

Drainage

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The information provided (a drainage plan) is not sufficient to answer the questions raised in our letter of 7 March 2018.

The development is in the protection zone of a drinking water supply from groundwater, which means that any pollution of groundwater will eventually enter the drinking water supply. We therefore need to ensure that the risks from underground storage are understood and managed. We strongly recommend that the applicant refers to the EA's Groundwater Protection policies (adopted in Wales) that can be found in Section D of

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/692989/Environmnet-Agency-approach-to-groundwater-protection.pdf

In particular we need to understand whether hazardous substances and pollutants will be contained in foul water, details of how this is kept separate from clean water, whether the tanks would be sub-water table and how on-going risk from leaks and accidents would be identified and contained. We also need further information about the fate of this water after being stored in the tanks.

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