

FAO Janet Sutherberry

Wrexham County Borough Council

Guildhall

Wrexham

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Janet.Sutherberry@wrexham.gov.uk

9th February 2016

Dear Ms Janet Sutherberry,

RE: Planning Application Number P/2015/0810 - Cae Mor Farm Poultry Unit

I write to address additional comments with regard to my application for a Poultry Unit at Cae Mor and shall address each consideration in turn.

Objection

The visual impact of a large industrial scale building which would be totally foreign in a landscape of natural beauty .

Response

- The proposed building is of a design that is reflective of many modern day agricultural buildings .
- During the design stage the applicant considered various alternative poultry operations , free range egg production was chosen over chicken broiler production due to a reduced building size and less operational movements .
- In order to design a building that would provide the necessary bird welfare requirements with the lowest visual impact the applicant has designed the unit to accept a multi-tier egg laying system in lieu of a deep litter system that would need a building of 30% larger for the equivalent birds.

Land and Property professionals

Residential Sales and Lettings in association with Parry Lowarch Residential

We have instructed a full LVIA produced by an independent expert who concluded the following;

59. This assessment has examined the likely effects of the proposed development on the landscape and visual amenity of the site and surrounding area.

60. The significant effects of this proposed development would be limited to:

- The character of the landscape of the site. This would be limited to an extremely small part of LCA 4.

61. There would not be any significant effects on landscape fabric, the character of the landscapes beyond the site, or the visual amenity of residents, or walkers, equestrians and cyclists in the study area or motorists on any B and local road network within the study area.

62. It should also be noted that this assessment has considered the landscaping proposals at the point at which they have been implemented and not once the planting has established and matured, which will further filter the proposal in views from the surrounding area over time.

63. Therefore, it is considered that the significant effects on landscape and visual amenity as a result of the proposed development would be limited in this location.

Objection

The possible contamination of drinking water for neighbouring properties which rely on wells (no mains)

Response

We have commissioned Geowater an independent expert in hydrology matters. Please refer to the attached letter dated 3rd February 2016.

Objection

The distance of the proposed site from the existing buildings

Response

During Pre-application design a number of site locations were analysed which led to our decision to site the unit as our application

- Access to the unit – We were of the opinion that the unclassified road leading down to Cae Mor Farm was of insufficient standard to support the successful operation of the unit and access directly of a B classified road would allow safe access and egress routes
- Visibility of the unit - All other locations available on the holding were either next to a public footpath and had far less natural mature screening with existing hedges and trees than the proposed location.
- Ranging centralisation- The building has been positioned to allow the ranging area to be in accordance with Freedom Food RSPCA regulations

- Listed Buildings – Cae Mor Farm is a grade 2 listed property and has been carefully restored preserving the future life of this building ,we were of the opinion that the location of the unit close to this would affect the setting of this listed building.
- Security – All farming building are at risk to of fire or theft in any location , this unit will be installed with CCTV ,Security and Fire Alarms .
- Please refer to the LVIA.

Objection

Possible erosion of land where the chickens range , especially around the proposed building.

Response

- The management and operation of the unit involves rotational range management to ensure that the RSPCA Freedom Foods Standards are met , we attach a picture of an example ranging area.

Objection

No economic benefit to the community

Response

- The construction of the building will employ a local ground workers and resources. All other contractors will be from North Wales.
- Material will be sourced locally from Wrexham
- The building will require both part time and fulltime staff for packing which will be open to the local community to apply.
- Money that is earned will be spent in local pubs , shops etc
- Field trips can be organised for local Schools and colleges to understand where eggs are produced and packed.
- Feed is sourced form locally from Wynnstay Feeds , creating further economic benefits
- Eggs will go to Oaklands Eggs Plas Madoc creating local economic benefits with jobs
- Profit from the unit will be reinvested into further projects creating additional jobs and economic benefits

Objection

Security Lighting would be intrusive in a dark valley

Response

- Security lighting would be on passive PIR sensors and would be activated upon activation for a time limit of no more than 15minutes
 - The building is not operational through the night ie birds are closed inside unit for dusk until dawn and no external lighting is required .
 - All CCTV will be infrared and there is no requirement for Floodlights to be utilised .
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Objection

Lack of information about Solar Gain , Range Area

Response

- Solar Gain- There are no PV or solar panels on this unit
- Range Area – The range area conforms to the RSPCA Freedom Foods standards which requires 20 acres of land for this unit, this is identified on our application.

Yours sincerely



Richard Corbett MRICS CAAV

Partner, Roger Parry & Partners

Enclosed

Geowater letter

Photographs of ranging area