



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**

Ein cyf/Our ref: CAS-122057-H3L6
Eich cyf/Your ref: P/2020/0348

Maes Y Ffynnon,
Penrhosgarnedd,
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Gwynedd
LL572DW

Wrexham County Borough Council,
The Guildhall,
Wrexham,
LL11 1AY

ebost/email:
northplanning@cyfoethnaturiolcymru.gov.uk

01/09/2020

Dear Sir,

**PROPOSAL: Milking Parlour
LOCATION: Church Road, Bettisfield, Whitchurch**

Thank you for consulting Cyfoeth Naturiol Cymru / Natural Resources Wales about the above, which we received on 13 August 2020.

We have significant concerns with the proposed development as submitted. We recommend you should only grant planning permission if the following requirement is met. Otherwise, we would object to this planning application.

Requirement 2: Further information to demonstrate the proposals will not result in any pollution to the surrounding environment.

Pollution Prevention

Site operators should ensure that there is no possibility of contaminated water entering and polluting surface or groundwater. No information on a slurry lagoon, its sizing and compliance has been presented. As no information has been presented on any potential slurry lagoon there is insufficient detail to assess any potential effects from inadequate and/or polluting slurry lagoon arrangements. To adequately assess the application, further detail is required.

Requirement 2: Further information to demonstrate the proposals will not result in any pollution to the surrounding environment.

Additional information should be submitted in the form of:

- confirmation on whether a slurry lagoon is present and if so, the sizing to demonstrate the proposals will not result in any pollution to the surrounding environment.

The proposed facilities must comply with the Water Resources (Control of Pollution) (Silage, Slurry and Agricultural Fuel Oil) Regulations 2010. Please refer to the link below for further information: <https://naturalresources.wales/guidance-and-advice/business-sectors/farming/goodfarming-practice/?lang=en>

The site lies within a Nitrate Vulnerable Zone (NVZ), which is a conservation designation for areas of land that drain into nitrate polluted waters, or waters which could become polluted by nitrates. Welsh Government have produced best practice guidance and restrictions on activities with NVZ. Please refer to the link below for further information: <https://www.gov.uk/government/publications/protecting-our-water-soil-and-air>

Protected Sites and Aerial Emissions

Agricultural developments have the potential to impact protected sites through aerial emissions through ammonia and nitrogen deposition. NRW assesses the air quality impact a proposal may have on European Protected Sites and Sites of Special Scientific Interest (SSSIs) within a screening distance of 5km of the proposal. Within 5km there are the following protected sites:

Special Areas of Conservation

- Fenn's Whixall, Bettisfield, Wem and Cadney Mosses (Wales)
- Fenn's Whixall, Bettisfield, Wem and Cadney Mosses (England)

SSSIs

- Fenn's, Whixhall, Bettisfield, Wem and Cadney Mosses
- Hanmer Mere
- Llyn Bedydd

National Nature Reserves

- Fenn's Whixall and Bettisfield Mosses

Ramsar sites

- Midland Meres & Mosses Phase 2 (Wales)

Livestock numbers have implications on ammonia and nitrogen emissions. If there is an increase in stock numbers, we may need to request an atmospheric ammonia emissions assessment. However, we have received confirmation that livestock numbers are to remain the same on the farm with this proposal.

Please consult us again if any further information shows that livestock numbers are to be increased.

Other Matters

Our comments above only relate specifically to matters included on our checklist, *Development Planning Advisory Service: Consultation Topics* (September 2018), which is

published on our [website](#). We have not considered potential effects on other matters and do not rule out the potential for the proposed development to affect other interests.

We advise the applicant that, in addition to planning permission, it is their responsibility to ensure they secure all other permits/consents/licences relevant to their development. Please refer to our [website](#) for further details.

Advice for the Developer

Pollution Prevention

Under the terms of The Water Resources (Control of Pollution) (Silage, Slurry and Agriculture Fuel Oil) (Wales) Regulations 2010, there is a legal requirement for the applicants to notify NRW at least 14 days before the new structure is brought into use. To assist with this notification a WQE3 form is available for completion by the applicants, on the following link:

<https://cdn.naturalresources.wales/media/678331/nrwwqe3.pdf?mode=pad&rnd=131596232100000000>

The structure should be built to the standards set out in the CIRIA guidance:

<https://www.ciria.org/ItemDetail?iProductCode=C759F&Category=FREEPUBS&WebsiteKey=3f18c87a-d62b-4eca-8ef4-9b09309c1c91>

The applicants must minimise discolouration to the watercourse from the construction works. Silty water should be treated, either with settlement lagoons, or tanks, or discharged across a grassed area. Oil and chemical storage must be kept away from the watercourse, on an impervious base, within a bund, and secured. Absorbents or a suitable spill kit must be kept on site for use in the event of an emergency. NRW should be notified immediately of such an occurrence. The mixing, use and washing of machinery and shuttering of wet concrete and cement must be carefully controlled to minimise the risk of any material entering the watercourse. The applicant is advised to follow the guidance within Guidance for Pollution Prevention 5 "Works and maintenance in or near water": <http://www.netregs.org.uk/media/1415/gpp-5-works-and-maintenance-in-or-near-water.pdf>

Any waste excavation material, demolition or building waste generated in the course of the development must be disposed of satisfactorily in accordance with duty of care requirements under section 34 of the Environmental Protection Act 1990. The waste shall be transported using registered waste carriers to suitably permitted or exempt sites. Transfer notes shall be kept for each load for a minimum of 2 years.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Meryl Read

Meryl Read

Cynghorydd - Cynllunio Datblygu / Advisor - Development Planning
Cyfoeth Naturiol Cymru / Natural Resources Wales