

## Cerys Jones

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**From:** Mared Rees-Jones  
**Sent:** 30 May 2019 09:37  
**To:** planning\_admin  
**Subject:** FW: P/2019/0325 - Land at Mulsford Farm

[Please add additional information to file](#)

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**From:** Rosina Bloor [mailto:rosina@rogerparry.net]  
**Sent:** 29 May 2019 11:42  
**To:** Mared Rees-Jones  
**Cc:** Richard Corbett  
**Subject:** RE: P/2019/0325 - Land at Mulsford Farm

Hi Mared

Further to your email below, we provide you with the following information:

The gatehouse will be operated as follows:

One of the requires is that the site entrance should be recognisable by the presence of a locked gate, through which feed lorries and similar vehicles pass. Personnel are expected to stop at this point and use the facilities to sign in and comply with biosecurity requirements. The gated entrance should be kept locked at all times for the purpose of preventing unauthorised access. The proposal is to provide an agricultural building in order for visitors to the site to comply with biosecurity requirements.

The requirements of the building are:

- It should straddle the site boundary providing segregation between external and internal areas.
- Barrier: the building should contain a barrier system which is important in differentiating the 'dirty' area outside of the site perimeter and the 'clean' bio-secure site area. The barrier should be a single barrier system of at least 50cm in height or optionally a double barrier could be installed.
- Site specific clothing: the use of site specific clothing is vital in maintaining good biosecurity practices. Located in the building should be a supply of clean boots and overalls, which are dedicated to site and readily available for visitors to access from the 'external' side of the barrier. Site specific wellington boots should be located on the 'clean' side of the barrier, to be stepped into by visitors when crossing the barrier system. Alternatively, overshoes should be present as a substitute for the wellington boots and used to cover the visitors external footwear. Overalls are also required. Typically disposable overalls are available for use. Alternatively, lightweight, washable overalls may be provided. Dust masks must also be available.
- Hand washing facilities: hand washing facilities should comprise of a basin, hot running water, antibacterial soap and paper towels. A hand sanitiser should also be installed within the building, accessible within reach of the barrier system.

Employees to be associated with this element of the scheme are to include the manager of the poultry unit and one other full time employee – these are required for the management of the poultry unit, not just for the gatehouse.

Operational hours of the gate house – during day light hours

Vehicular movements anticipated on a day to day basis – this will depend upon the day of the crop cycle for the poultry unit but is anticipated to be as follows:

| Day | No. of Movements | Type of vehicle   |
|-----|------------------|-------------------|
| 1   | 6                | HGV               |
| 2   | 4                | HGV               |
| 4   | 2                | HGV               |
| 8   | 4                | HGV               |
| 20  | 4                | HGV               |
| 31  | 2                | HGV               |
| 35  | 2                | HGV               |
| 36  | 8                | HGV               |
| 37  | 4                | HGV               |
| 38  | 2                | HGV               |
| 40  | 2                | HGV               |
| 42  | 8                | HGV               |
| 43  | 8                | HGV               |
| 44  | 16               | Tractor & Trailer |
| 48  | 2                | HGV               |

Kind regards

*Rosina*

Rosina Bloor *BSc (Hons) MRICS*  
Associate, Roger Parry & Partners LLP

**Website** | **Facebook** | **Twitter** | [rosina@rogerparry.net](mailto:rosina@rogerparry.net)

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**From:** Mared Rees-Jones <[Mared.Rees-Jones@wrexham.gov.uk](mailto:Mared.Rees-Jones@wrexham.gov.uk)>

**Sent:** 29 May 2019 09:30

**To:** Rosina Bloor <[rosina@rogerparry.net](mailto:rosina@rogerparry.net)>

**Cc:** Richard Corbett <[richard@rogerparry.net](mailto:richard@rogerparry.net)>

**Subject:** FW: P/2019/0325 - Land at Mulsford Farm

Hi Rosina

This application is on the Agenda for June Committee and ideally I need the information below by this Friday, so that I can provide a full response to Members in advance of Monday's Committee meeting.

Mared

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**From:** Mared Rees-Jones

**Sent:** 20 May 2019 08:51

**To:** 'Rosina Bloor'

**Cc:** Richard Corbett

**Subject:** RE: P/2019/0325 - Land at Mulsford Farm

Hi Rosina

Thanks for the info, but I still require some further information – how would the gate house be run/operated? How many employees would be associated with this element of the scheme? What are likely operational hours of the gate house? How many vehicular movements are anticipated would be in connection with the gate house on a day to day basis?

The traffic generation associated with this will need to be set out in my report to Committee.

Mared

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**From:** Rosina Bloor [<mailto:rosina@rogerparry.net>]

**Sent:** 17 May 2019 15:42

**To:** Mared Rees-Jones

**Cc:** Richard Corbett

**Subject:** RE: P/2019/0325 - Land at Mulsford Farm

Hi Mared

Further to your emails below, the grain store extension will be brought into use once the chicken unit is up and running, they will be built at the same time and the associated road has been completed.

The grain store extension will be used mainly as a gatehouse/amenity building rather than an office to be used for the chicken unit. It will not be manned 24/7 but will only be occupied when expecting vehicles for the chicken unit. The open air storage will be used as a general purpose storage area.

The gatehouse is for biosecurity requirements. Please find attached the British Lion Guide requirements.

Kind regards

*Rosina*

Rosina Bloor *BSc (Hons) MRICS*  
Associate, Roger Parry & Partners LLP

**Website** | **Facebook** | **Twitter** | [rosina@rogerparry.net](mailto:rosina@rogerparry.net)

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**From:** Mared Rees-Jones <[Mared.Rees-Jones@wrexham.gov.uk](mailto:Mared.Rees-Jones@wrexham.gov.uk)>

**Sent:** 13 May 2019 16:13

**To:** Richard Corbett <[richard@rogerparry.net](mailto:richard@rogerparry.net)>

**Subject:** FW: P/2019/0325 - Land at Mulsford Farm

Hi Richard

I have checked with a colleague, it would also be useful to know the timescales involved with when the grain store and extension are likely to be brought into use – is this before or after the chicken shed and associated road has been completed or are in use? If not, are you able to supply likely traffic generation associated (essentially as per below) which would be associated with this development please?

The Highway Authorities comments should be available to view online either this afternoon or tomorrow morning.

Thanks

Mared

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**From:** Mared Rees-Jones  
**Sent:** 13 May 2019 15:57  
**To:** Richard Corbett  
**Subject:** P/2019/0325 - Land at Mulsford Farm

Hi Richard

Can you please supply some further information in regards to the extension proposed please.

How many people will be working in the office on a daily basis, operational hours within the office, what would the open air storage be for, what is the nature of the gate house?

Thanks

Mared

Mared Rees-Jones MRTPI  
Swyddog Cynllunio/Area Planning Officer



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