



PLANNING STATEMENT: TO INCLUDE
DESIGN AND ACCESS

Discharge of conditions attached to
planning appeal decision
APP/H6955/A/18/3208119 for an intensive
poultry installation and associated works.

D J Huxley Farms, Land at Mulsford Farm,
Mulsford, Sarn, Malpas, Wrexham, SY14
7LP

March 2019

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We wish to discharge conditions 3, 4, 5, 6, 7, 10, and 11 attached to appeal decision APP/H6955/A/18/3208119.

Condition 3: No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

- a) A specification for tree protection fencing and ground protection measures that comply with British standard 5837:2012
- b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
- c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
- d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
- e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
- f) Method for protecting retained trees during demolition works;
- g) Details of all proposed tree works, including felling and pruning.

Please see the Arboricultural Method Statement.

Condition 4: No part of the development shall commence until a scheme detailing the following has been submitted to and approved in writing by the Local Planning Authority:

- i) The detailed layout, design, drainage, construction and surfacing of the proposed site access onto Queensford;
- ii) A Scheme for the permanent closure of the existing site access onto Mulsford Lane and the existing field access adjacent to the junction of Mulsford Lane and Queensford.

Please see the highway plans

Condition 5: Development shall not commence until a scheme of Reasonable Avoidance Measures (RAMs) in respect of Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter only take place in strict accordance with the RAMs scheme as approved.

Please see the Reasonable Avoidance Measures.

Condition 6: No part of the development shall commence until the following have been submitted to and approved in writing by the Local Planning Authority:

- i) A detailed plan of the compensation area shown in Appendix 2 of the Churton Ecology Addendum (relating to Great Crested Newt) to the Ecological Impact Assessment dated February 2 February 2018, to include fully details of all boundary treatment;
- ii) An Ecological Method Statement in respect of the works to be carried out to establish the compensation area referred to above, to include a timetable for implementation of those works;

iii) A biosecurity risk assessment.

The compensation area shall thereafter be provided in strict accordance with the details as approved.

Please see the detailed compensation area plan, Ecological Method Statement and Biosecurity Risk Assessment.

Condition 7: No part of the development shall commence until a long term Ecological Management and Monitoring Plan in respect of the habitat compensation area required by Condition No.06 has been submitted to and approved in writing by the Local Planning Authority. The land shall thereafter be managed and monitored in strict accordance with Ecological Management and Monitoring Plan as approved.

Please see the Ecological Management and Monitoring Plan.

Condition 10: Within three months of the commencement of development a scheme of hedgerow planting shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for hedgerows to be planted:

- i) Across the existing accesses required to be closed by Condition No.0; and**
- ii) To replace any hedgerows removed in order to provide the visibility splays required by Condition No.13.**

The scheme as approved shall be implemented in full during the first planting season (November to March) following the first use of the development. The hedgerows planted in accordance with the scheme shall thereafter be permanently retained throughout the lifetime of the development. Any hedgerow that becomes severely damaged or seriously diseased, or is in poor physiological condition and/or are removed shall be replaced during the next available planting season by hedgerow species of the same specification as those originally planted.

Please see the hedgerow planting plan.

Condition 11: No external lighting shall be installed on the buildings hereby permitted until full details of the light fittings, to include the location of all external lights and all cowls/shielding have been submitted to and approved in writing by the Local Planning Authority. No lighting shall thereafter be installed on the buildings or on any part of the site other than in strict accordance with the details as approved.

Please see the lighting scheme.