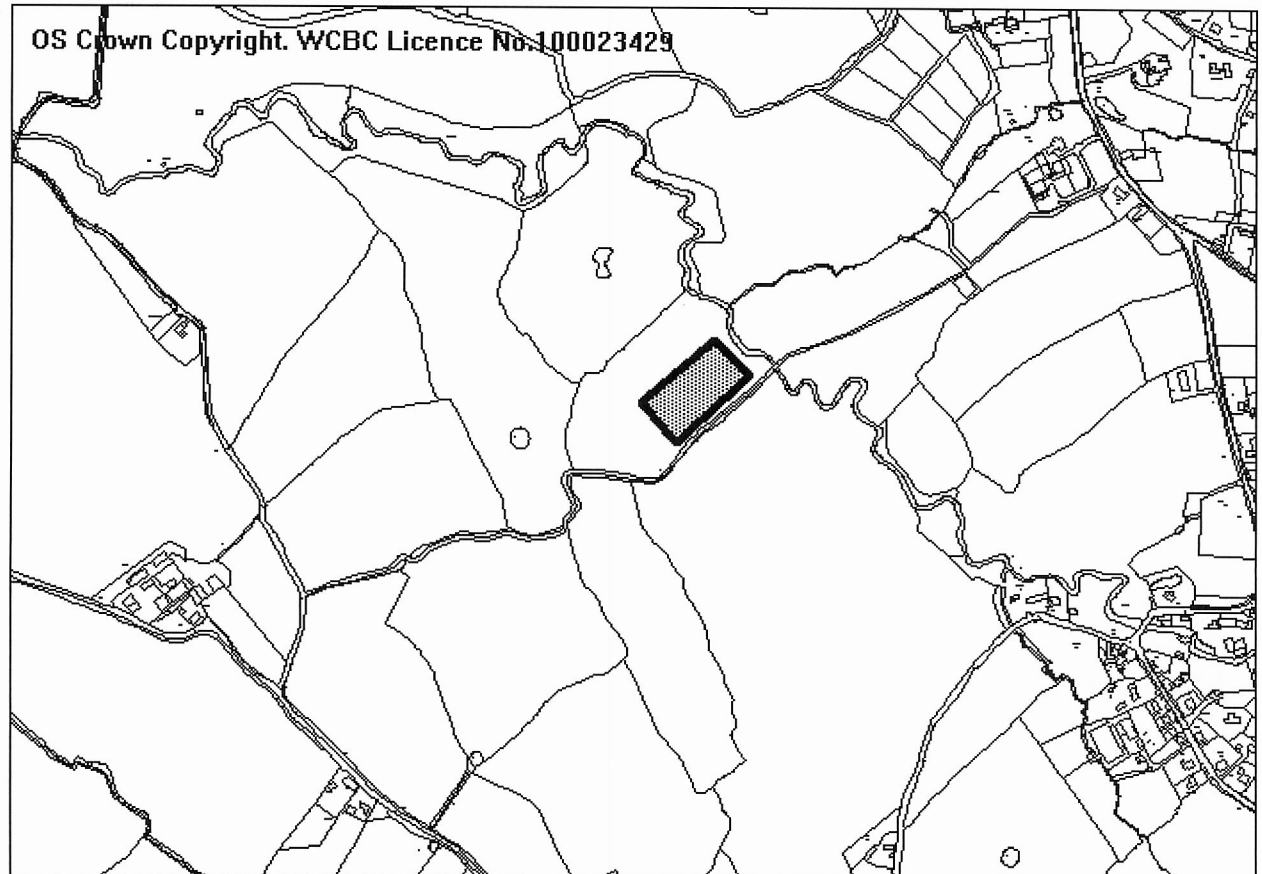


SITE

Land and near Mulsford Farm, Sarn.



PROPOSAL

Scoping Opinion under the Town and Country Planning (Environmental Impact assessment) (Wales) Regulations 2016 in respect of an intensive poultry unit

HISTORY

P/2016/1158 Erection of agricultural building for grain storage.

CONSULTATIONS

Consultation responses sought and received from:

- Highways
- Cadw
- Natural Resources Wales

REQUIRED CONTENT OF ENVIRONMENTAL STATEMENT

Generally I agree with the suggested content of the Environmental Statement, the potential impacts of the development and the proposed assessment techniques. However the follow additional matters will need to be included in the Statement:

Impacts upon water: The site lies within a Nitrate Vulnerable Zone, this will needs to be acknowledged within the Environmental Statement and the potential impacts of the development upon it will need to be identified, assessed and if necessary, mitigation measures proposed.

The site also lies within a Principal Aquifer. The risk to this will need to be identified, assessed and if necessary, mitigation measures proposed.

Please refer to the consultation letter from Natural Resources Wales dated 28.3.2017 in respect of the above.

Impacts upon land: The cumulative impact of the development proposed by agricultural prior approval application P/2016/1158 should be considered.

Impacts upon Flora and Fauna: The site adjoins Wych Brook, which is a tributary of the River Dee, a designated Special Area of Conservation and Site of Specific Scientific Interest. Whilst the development will not directly impact upon the River Dee, the potential for it to indirectly impact upon, particularly as a result of pollution, will need to be assessed and if necessary, mitigation measures proposed.

Impacts upon the Human Environment: The site lies within the Registered Maelor Landscape of Special historic Interest. The development is within an area where earthworks of medieval field systems have been identified. Please see Cadw consultation response dated 16.3.2017. The impacts upon both will need to be assessed and if necessary, mitigation measures proposed.

Matters to be assessed outside of the Environmental Statement:

Section 5.7 of the submitted Scoping Report suggests that the site lies outside of a flood plain, however this is not correct. The site lies partially within Zone C2 as confirmed by Natural Resources Wales. Whilst I do not consider flood risk to be a matter that needs to be considered in the Environmental Statement, it will nevertheless be a material consideration in the determination of a formal planning application. A formal planning application would therefore need to be accompanied by a Flood Consequences Assessment which should identify the risk of flooding to the development, the potential for the development to increase the risk of flooding as well as any mitigation measures required to address those risks.

CONCLUSIONS

Any Environmental Statement submitted in respect of the development should take account of the comments made above.

In reaching the above conclusions in respect of the Scoping Report submitted, the Council has had regard of the scale and type of development proposed, the specific characteristics of the site and its surroundings and the environmental features likely to be affected.

Although this Screening Opinion seeks to ensure that any future Environmental Statement includes the information considered reasonably necessary to assess the impacts of the development, please note that further information may still be required once a Statement has been formally submitted.

Lawrence Isted
Head of Environment and Planning

Signed:



Date:

25/4/17