

The Planning Inspectorate
Crowne Buildings
Cathays Park
Cardiff
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Eich Cyf/Your Ref
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Dyddiad/Date
Gofynner am/Ask for
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E-bost/E-mail

29th March 2017
V Jones
01244 570673
Marchwiel-clerk@hotmail.co.uk

Dear Planning Inspectorate,

**Re: Welsh Government Appeal Ref:H6955/A/17/3167412 for
WCBC Planning application P/2016/ 0533: erection of two broiler chicken rearing buildings
on land north of Cross Lanes roundabout between Sesswick Way and Bedwell Lane**

Members request that I reply with the same comments we sent against the original planning application. Marchwiel and Sesswick are neighbouring communities and within close proximity to each other hence the need to share the same views of opposition. Marchwiel is a much bigger village and the effect on all the residents and households would be unimaginable. The broiler would be sited directly behind our village. The wind would carry all the odours onto the village causing a smell nuisance but also affect those with breathing illnesses and difficulties e.g Asthmatic children and adults;

The design and access statement is sketchy, vague and inadequate in that it makes no reference to vital considerations.

- 1 The plan shows the proposal in isolation to surrounding neighbouring features and environment.
- 2 The plan, in particular field divisions, are inaccurate and misleading.
- 3 There is no acknowledgement of the proximity to a large residential area to the southeast and individual houses to the north and an abattoir (for human food production) to the north east
- 4 The plan does not show the proximity to Bedwell Brook, which flows into the Clywedog and directly into the river Dee
- 5 The land is good quality farm land, suitable for grazing animals and fodder production

Major concerns

- 1 proximity to a large residential area, subject to possible further housing development in the future, downwind of the proposed site. The prevailing winds are westerly
- 2 no reference to possible noise pollution/ nuisance
- 3 no reference/ studies to possible air pollution/ smells on account of the numerous vents and fans, or reference to the air filtration system. The local area suffers enough from air contamination from the existing facilities very close to these units. The air can at times already be putrid so much so that people are not in their gardens in fine weather because of the bad air and flies.
- 4 the visual impact on the landscape amenity. The ridge height of 5.681 metres will be exceeded by the feeding bins and extractor fans. The existing hedges and trees will in no way act as sufficient screening
- 5 the proximity to Bedwell Brook. The proposal suggests that roof water and yard water is discharged into what is essentially a soak-away system which cannot work properly in an area of heavy clay. Also, yard water is likely to be contaminated with diesel, disinfectants etc which will seep into the water table and Bedwell Brook
- 6 it is proposed that the internal wash-downs and dirty water will be collected in a sealed underground containment tank, with no indication of measures to ensure that there are no

leakages should the tank fail or overflow or measures needed to prevent accidental escape, or how the process is monitored, especially at times of high rainfall.

7 There appears to be an underground drainage pipe of some kind coming from the direction of the proposed site and emerging from the ground in the next field near Bedwell Brook

8 Access on to the highway is dangerous on account of heavy industrial traffic throughout the day and particularly at rush hours at speeds of 60mph plus. Slip roads would be desirable

9 There is a chicken breeding complex in the neighbouring district of Isycoed. Once established, it grew to comprise 5 buildings of similar size to those in the proposal. The proposed field could easily take more buildings in the future.

10 This new proposal would bring about an excessive number of chicken breeding buildings within a small area.

11 A mobile home and mess facilities are to be incorporated into the plan, but there is no mention of where the sewage facilities etc are to go

12 there is a pond on the site which will contain the greater crested newts which are a protected animals. Their habitat may well become contaminated.

13 this facility will spoil the rural aspect of the area. Bedwell road is becoming an area for residents to walk, cycle, horse ride etc as there are few enough public facilities in the area.

14 the potential for vermin is a huge concern. Chicken feed and carcasses are an enticement for rats, foxes etc. The diseases these scavengers carry are a health risk to humans and livestock. The risk of botulism being spread by carrion has been realised in other areas where such facilities exist. Allowing the application would be foolhardy given the prevalence of dairy farming in the area.

This intensive factory- style farming method is not suitable or acceptable in close proximity to a housing estate and abattoir for human food production. Also, it should be well away from water courses which may be subject to contamination.

I look forward to receiving your response in due course however, if you need to contact me to discuss further please do not hesitate to contact me.

Kind regards,

Victoria Jones

Clerk and Responsible Finance Officer to Marchwiel Community Council