

Edd Rayner
Nantgwryd Uchaf
Llwynmawr
Pontfadog
Llangollen
LL20 7BD

Date: 6th January 2017

Dear Mr Rayner,

**Erection of free range egg production unit (16,000 birds) including silos and associated works (including ground level alterations and alterations to existing vehicular access)
Cae Mor, Llwyn Mawr, Pontfadog, Llangollen, Wrexham, LL20 7BE**

Thank you for your email dated 18th December 2016 concerning the above planning appeal.

Your concerns relate to the proposed development's potential impact upon private water supplies downstream of the proposal. The responsibility for protecting private water supplies lies within the remit of the Local Authority.

Further to your email, we have further reviewed the proposed development's potential impact upon surface water quality, namely local springs and watercourses. There is a need to ensure that the development will not have a detrimental impact on water quality.

We are satisfied that the egg production unit building itself, along with the suitable mitigation measures included as part of the planning application will not have a detrimental impact on local water quality.

With regards to the ranging area of the birds, we are not aware that the application documentation includes a plan identifying the ranging area, although we note that page 6 of the Design and Access Statement supporting the planning application states that "the land surrounding the laying house will be divided into a series of temporary paddocks".

The site owner during operation of the unit will need to be in compliance with the advice included in the Code of Good Agricultural Practice. The need to operate in a manner that is in compliance with this guidance should ensure that the development will not have a detrimental impact on water quality.

The Good Practice advice includes a requirement to fence off surface waters to prevent livestock from fouling the water, damaging banks and getting into the water. A copy of the guidance can be obtained from the following website.

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/268691/pb13558-cogap-131223.pdf

We hope the above clarifies our position, if you have any further queries, please contact me on the details overleaf.

Yn gywir / Yours' faithfully,

A handwritten signature in black ink, appearing to read 'G. Thomas', is positioned above the printed name.

Mr. GARETH THOMAS

Cynghorydd Cynllunio Datblygiad / Development Planning Adviser

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