

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter sent out by the local planning authority or the start date letter for it.

Comments submitted after the deadline may be considered invalid and returned to sender.

DETAILS OF THE CASE

Case Reference: **APP/H6955/A/14/2228984**

Address of site

Talwrn Farm
Talwrn Road
Legacy
Wrexham

Postcode

LL14 4ER

Grid Reference: Easting

3294049

Northing

3478684

SENDER DETAILS

Name

Mr John Droog

Acting On Behalf Of

N/A

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

Interested Party / Person

What kind of representation are you making?

Interested Party/Person Correspondence

YOUR COMMENTS ON THE CASE

Please provide your representation below.

Talwrn Farm is by modern standards a small holding. Its agricultural use over the past 10 years has been minimal. The applicant proposes to take a redundant small holding & convert to agricultural use on an industrial scale. The proposed development would have a considerable effect on the local area.

Talwrn Farm sits within a Special Landscape area. Under policy EC5 of the Wrexham UDP, 'priority is given to the conservation & enhancement of the landscape'. For the past 10 years Talwrn Farm has operated under the agri-environmental stewardship scheme, Tir Gofal. Through custom and practice over that time much of the land has become viewed as more amenity than agricultural. Local residents regularly walk their dogs across the area, including rightly or wrongly, the site for the proposed egg laying & fertilisation unit.

The location of the proposed unit is remote from existing farm buildings by some 160m. It would be visible from both Talwrn Road & Bronwylfa Road. I do not feel sufficient resource has been

YOUR COMMENTS ON THE CASE (Continued)

expended by the applicant to best suit policies EC5 & EC3. For example removing redundant farm buildings and placing the unit on part of the existing footprint reduces visual impact - seven rather than nine residential properties would be affected.

Significant concerns exist over the site entrance visibility splays. To the North of the farm entrance the required 2.4x43m can be achieved, however to the South, major works are required including the removal or resiting of a roadway lighting column. Roadway lighting columns were installed as part of the introduction of the 30mph speed limit along the B5097 in 2012.

The ADAS odour impact assessment submitted as part of the original application clearly states the removal of manure must occur within a short a time as possible to minimise any odour impact. The applicant has advised that 20 articulated lorries will be required to remove the manure and clean out would take just one day. For this to be achieved multiple vehicles would be required to comply with the proposed 7.30am to 6pm restriction.

There are two points along the designated route that prevent HGV's from passing. With clean down on a 60 week cycle, using manure directly as fertiliser will not be possible during growing & harvesting periods. These issues were recognised by WCBC planning officials in their report to the planning committee, saying 'this disturbance will be limited to just a few days - once a year'. It is therefore viewed that practically manure removal will take substantially longer than one day; odour emissions will therefore be potentially more prevalent and complaints to public protection almost certain. The road infrastructure surrounding the proposed development is inadequate to support an efficient manure management system.

The proposed development is out of proportion with the infrastructure and consequently will struggle to operate within cited conditions. The application is out of character with its surroundings - it does not comply with policies EC5 & EC3 of the Wrexham UDP.