

The Planning Inspectorate

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(Date received)

COMMENTS ON CASE

Please note that comments about this case need to be made within the timetable for it. This can be found in the notification letter attached. Comments submitted after the deadline may be considered invalid and returned to sender. Your comments can also be made on-line at www.planningportal.gov.uk.

This form will be published on the Planning Portal, please do NOT sign it. This is to ensure that all personal data is protected in line with the requirements of the Data Protection Act 1998.

DETAILS OF THE CASE

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

Address of site

**TALWRN FARM
TALWRN ROAD
LEGACY, WREXHAM**

Postcode
(if known)

SENDER DETAILS

Name **BRYN JONES - CLERK TO THE COUNCIL**

Acting On Behalf Of
(leave blank if writing on
your own behalf)

ESCLUSHAM COMMUNITY COUNCIL

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?
(Neighbour, Councillor, Owner, Tenant)

THE COUNCIL

What kind of representation are you making?

OBJECTION TO THE PLANNING APPLICATION

To : THE PLANNING INSPECTORATE

COMMENTS ON CASE

Case reference - H6955/A/14/2228984

Address of site - Talwrn Farm, Talwrn Road, Legacy, Wrexham

[completed 'Comments on Case' cover sheet attached hereto]

Comments on behalf of ESCLUSHAM COMMUNITY COUNCIL

Information Regarding Appeal, Relative to Wrexham Unitary Development Plan

Planning Strategies PS2, PS3 & PS11

The application does not support the above strategies. The land has benefitted under the Tir Gofal agricultural stewardship scheme for the last 10 years. No mention is made of this by the applicant. The land has essentially been left fallow, with a single cut of silage/hay being taken on an annual basis. No grazing by sheep or cattle has taken place for approximately 10 years. The planting schemes instituted at the outset of the scheme have created a useful wildlife habitat. The field areas, particularly at the proposed development site have also become rich in wildlife.

If permitted there would be a reduction in biodiversity due to loss of amenity as no mention of any mitigating measures is made within the application.

The loss of the agricultural land to the proposed development, the loss of access, the loss of wildlife habitat, negative visual impact and emissions in the form of dust & odour from the site do not support the aims & strategies detailed in the UDP.

EC5

The proposed additional screening associated with the poultry unit is through planting of deciduous hedging & trees. Screening will not be effective through the year. It is also noted that the proposed unit is less than 1m from the Clwydian Range AONB and the site itself a Special Landscape Area. The size of the unit is not in keeping with the area. Talwrn Farm itself is no more than a small holding and a development of this scale is not characteristic of the area.

GDP1

- a. The development makes no positive contribution to the appearance of the nearby locality.
- b. Traffic movements, when related to the existing road network, pose significant safety concerns for adjacent residents and other road users.
- c. Does not provide safe vehicular access and does create issues in the general locality. It is noted that there are two points along the B5097 below 5m in carriageway width, making the passing of two HGV's impractical.
- d. As part of the Community Council/ North Wales Police service level agreement, defined action plans have been drafted and agreed. For Esclusham Community Council and the neighbouring Ponciau Ward, speeding features as one of the three defined target areas. As part of that process, PCSO's are required to conduct speed checks in speed restricted areas using hand held radar units. Local residents are encouraged to partake in the process. Talwrn Road should form part of the speed check regime, however the Police Inspector for the area has stated that the section of road by Talwrn Farm is too dangerous for speed checks involving local residents and accordingly this section of highway is excluded from the exercise.

- e. The applicant has clearly stated that the clean down period, which occurs on a 60 week cycle, would take one day to effect. Further, the applicant states that 20 articulated vehicles would be required to remove the manure from the site. Based on the restrictions associated with the existing road network, and the limited hard standing at the poultry unit, the statement made by the applicant with regard the timescale to achieve clean down is felt to be erroneous. It is anticipated that the clean down period will extend to several days, with resulting odour emissions from the site. The applicant has stated that the poultry manure is removed from the building to the uncovered hard standing area for subsequent loading on to vehicles. It is therefore safe to assume that nearby properties would experience odour emissions from the site. As the prevailing wind direction is from the west, residential properties in Pentre Bychan along with the nearby crematorium could be adversely affected.
- f. No mitigation measures proposed to allow for the loss of existing habitat.

EC3

The proposed development is located well outside the existing farmstead. The ADAS odour impact assessment indicates the egg barn is to be located in excess of 150m from Talwrn Farm. The design & access statement reasons the site was chosen to minimise visual impact and to provide a separation distance between private domestic dwellings. Both from visual & emissions perspectives locating the unit closer to Talwrn Farm would bring no additional negative impacts to the surrounding area. Indeed from a local resident perspective, less properties would suffer visual impact by positioning the unit within the existing farm complex. The current location preferred by the applicant means that the proposed unit would be visible from Bronwylfa Road. If moved to the Talwrn Farm complex, although still suffering from a visual impact along Talwrn Road, one less property would be affected, with no visual impact on Bronwylfa Road.

Bryn Jones

Clerk / Clerc

Cyngor Cymuned Esclusham Community Council

Parish Hall, Vicarage Hill, Rhostyllen, Wrexham LL14 4AR

Neuadd Plwyf, Allt y Ficerdy, Rhostyllen, Wrexham LL14 4AR