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# Pre-application Consultation Report

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Erection of a poultry pullet  
rearing unit and silos and  
associated works at Land at Old  
Impton Farm, Norton, LD8 2EN

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Prepared for R Wilding

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land & property  
professionals

Roger Parry & Partners LLP  
[www.rogerparry.net](http://www.rogerparry.net)  
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## 1. Introduction

The requirement to undertake pre-application consultation applies to all planning applications for major development (full or outline) and applications for Developments of National Significance (DNS).

This new procedure came into effect in August 2016 and was following New Development Management Procedures that resulted from the Planning (Wales) Act 2015.

In light of this, the above development is for a proposed poultry unit at Old Impton, Norton which will have an approximate floor area of 1911m<sup>2</sup>, and therefore considered a major development and this is the reason behind the pre-consultation undertaken on this project.

The Government guidance on Pre-application consultation sets out relevant procedures, which has to be followed during the pre-consultation process, which includes:

- Make the draft planning application available publicly.
- Display a Site Notice for a minimum of 28 days on or near the site.
- Write to any owners or occupiers of land adjoining the site.
- Consult community, specialist consultees and local members
- Consider if EIA is required
- Submit a pre-application consultation report (PAC) as part of the planning application.

## 2. Draft application

A draft planning application was made available on [www.rogerparry.net](http://www.rogerparry.net) together with a paper copy in the Welshpool Office at 1 Berriew St, Welshpool on the 4<sup>th</sup> of June 2018 and has remained publicly available until the 2<sup>nd</sup> of July 2018. The draft application fully described the proposal put forward and enabled the public and consultees to make full comments on the proposal.

## 3. Site Notice

The proposed development was advertised by use of a site notice on the end of Mynd Road for a minimum of 28 days. We ensured when erecting the site notice that the principles set out in Circular 32/92 (publicity for planning applications) was strictly followed. You will find a copy of the site notice displayed, on the page below:

**SCHEDULE 1 Article 4. (4)**

Pre-application notices

**SCHEDULE 1B Articles 2C & 2D**

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR**

**PLANNING PERMISSION**

*Town and Country Planning (Development Management Procedure) (Wales) Order 2012*

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION**

**NOTICE UNDER ARTICLES 2C AND 2D**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

**Purpose of this notice:** this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

*Proposed development at Old Impton Farm, Norton, LD8 2EN*

I give notice that **Mr Wilding**

*is intending to apply for the Erection of a poultry pullet rearing unit and associated works.*

You may inspect copies of:

- the proposed application; the plans; and other supporting documents

*online at <http://www.rogerparry.net/consultation-area.html> and computer facilities are available to view this information online **at your nearest Library.***

(or)

*You may view this information at **Roger Parry & Partners, 1 Berriew St, Welshpool** between the hours of **9:00 – 17:00, Monday – Friday.***

*Anyone who wishes to make representations about this proposed development must write to the agent at [gerallt@rogerparry.net](mailto:gerallt@rogerparry.net) or Roger Parry & Partners, 1 Berriew St, Welshpool. Powys. SY21 7SQ*

by 02/07/2018

Signed: 

Date: 04/06/2018

#### 4. Owner/Occupier's Adjoining the Site

The Welsh Government guidance emphasises that developers need to make a judgement when considering who comprises of adjoining owners and occupiers of a proposed application. It is noted that Powys' planning department are no longer sending any neighbour notification letters out on planning applications, and that displaying a site notice is sufficient.

In this instance, the proposed unit is surrounded by the applicant's land, and all properties in the vicinity were deemed to be an appropriate distance from the proposal not to be consulted.

Despite this, the site notice has been displayed on the farm access for over 28 days, and therefore all surrounding residents have had the ability to comment on this proposal.

## 5. Notices to Community and Specialist Consultees

The following consultees have been consulted through the pre-application consultation process:

- Presteigne and Norton Town Council.
- Cllr Beverley Baynham
- Natural Resources Wales (NRW)
- Powys County Council Highways
- Dwr Cymru
- CADW

A covering letter and relevant notice was sent to all consultees which are attached below:

Dear Sir/Madam,

### **Pre-application consultation – Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016.**

Erection of a poultry pullet rearing unit and silos and associated works at Land at Old Impton Farm, Norton, LD8 2EN

I'm writing to you in relation to the above proposed planning application and in line with the new DMPWO (2016) that requires major development proposals to pre-consult any statutory consultee prior to formally submitting the planning application.

The consultation period is 28 days from the date of the notice, and gives you the opportunity to make any comments on the proposal within 28 days.

The details of where the proposed submission can be found and the way to comment is noted on the attached notice. Any queries, please do not hesitate to contact me.

Yours Faithfully

Gerallt Davies BA MSc

Planning Consultant

## SCHEDULE 1C

## Article 2D

### CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

#### CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

##### NOTICE UNDER ARTICLE 2D

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

**Purpose of this notice:** this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at **Old Impton Farm, Norton, LD8 2EN**

I give notice that **Mr Wilding**

is intending to apply for planning permission for the **Erection of a poultry pullet rearing unit and associated works.**

A copy of the proposed application; plans; and other supporting documents are attached/can be viewed online at <http://www.rogerparry.net/consultation-area.html>

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to Gerallt Davies ([gerallt@rogerparry.net](mailto:gerallt@rogerparry.net)) by **02/07/2018**

Signed: ..  .....

Date: **04/06/2018**

## 6. Pre-Application Consultation Responses from statutory publicity

The guidance stipulates the need to summarise all the issues raised in response to the display of the site notice or letters to owners and occupiers, and whether or not these raised issues are being addressed.

We received 26 notifications from persons who stated they would strongly oppose to the proposal (See the Appendix for copies of the correspondence). The main reasons for objection throughout the numerous notifications are as follows and the points will be addresses below:

- Manure Storage
- Contamination to the Spring which supplies water to Norton Manor Park (NMP)
- Noise
- Contamination to nearby water courses and land
- Increased Traffic Movements
- Current inadequate Highway Network in Norton, particularly Mynd Road
- Manure – Storage, spreading in proximity to NMP and smell
- Health issues/risk caused by the proposal to nearby residents

- Devaluing properties
- Water source for the shed and consumption rates
- Expansion of the unit in the future
- Public footpaths

Manure Storage – As confirmed in the DAS and Manure Management Plan, the manure will be removed from the unit every cycle (approximately 2-3 cycles a year). The manure will be taken from the shed in covered trailers and then stored in a covered manure store with a concrete base. It will then be spread on the land when weather permits (in accordance with the SSAFO regs and Code of Good Agricultural Practice (COGAP), with every field only receiving manure once a year at most.

Contamination to the spring that serves Norton Manor Park – A number of comments were received which concerned manure spreading close and up hill from the spring that supplies water to the Park. Having found out its location, we have removed a field from the manure spreading maps, which leaves a minimum distance of 160m between any manure spreading and the spring. This is 3 times the distance required, to ensure no pollution, and therefore is over and above NRW and Environmental Health’s requirements.

Noise – The unit is over 400m away from any residential property, and therefore the building will not give rise to any noise issues. This is confirmed in the calculations below, where the shed will have a maximum of 10 fans:

	<b>Number of Fans</b>				
<b>Distance from fan to receptor – metres</b>	<b>1</b>	<b>3</b>	<b>10</b>	<b>16</b>	<b>20</b>
3	61	66	70	72	74
6	57	61	65	68	70
10	51	55	59	62	64
20	45	49	53	56	58
100	31	35	39	40	43
200	21	27	31	33	35
400	18	23	27	29	31

In respect of vehicles and lorries travelling up Mynd Road, the nature of the proposal means there is limited vehicle movements, with only 2 feed movements a month and then bird delivery and collection only 2/3 times a year (dependent on the first cycle time). Feed movements can be controlled to be in the daytime to appease some concern regarding the potential noise.

Contamination to nearby watercourses and land – Manure spreading (including poultry manure) occurs irrespective of this proposal, with importation of manure to fertilise a common practice within the agricultural world. Environmental legislation ensures that manure is spread correctly and not pollute the land and watercourses with certain buffers around waterbodies and supplies and limit to nitrogen deposition on the land. If pollution does occur, this is controlled again by the competent authorities.

Manure spreading occurs currently on the land in question, and this proposal will be no different, with the same amount of manure spread to fertilise the land. Again manure spreading will be undertaken so that it complies with SSAFO and COGAP regs.

Increased traffic movements – The increased traffic movements are negligible, with only 2 feed movements a month and 2/3 bird deliveries/collections a year. This is nothing compared with the existing movements of Mynd lane and what would occur if the applicant's bought extra cows/sheep in.

Current inadequate highway network – The road is unrestricted and currently serves a number of properties and forestry lorries go up, and therefore 2 rigid feed lorries that go up to the farm anyway a month is not considered to be unacceptable to the current road network.

Manure – We have reduced the amount of spreading in close proximity to Norton Manor Park, given the concerns raised. Although this isn't technically required, the applicant is willing to forfeit this ability to reduce the concern of the residents.

Health issues – There is no health risks known to be an issue with poultry units. The proposed building will be over 400m from any property, and as clarified before, manure spreading occurs currently on the fields directly adjacent the properties in question, as there is no law against it.

Devaluing properties – The devaluation of properties is not a planning consideration, but we question the ability of this proposal to devalue a property when the unit will not be visible from any property. The manure spreading occurs now, and devaluation would have happened before, if smell from manure spreading was an issue.

Water source and consumption – The farm have two bore holes and a well to serve the farm, and this will be sufficient to supply the farm and the proposal.

The average consumption including wash out requirements of a pullet rearing unit is approximately 2500 litres a day for 37,000 birds. This is low in comparison to beef farming, with 70 cows and calves requiring a water usage of 5000 litres a day.

The current water sources on the farm is considered ample to deal with the potential water consumption. On a worst case scenario the applicant could look to get rid of the cattle on site, use mains water and use rainwater harvesting to wash out, and therefore the figures above although acceptable could again be halved.

Expansion of the unit in the future – Any expansion would need to go through the planning process same as this one, and therefore all material considerations would need to be considered again, taking into account the potential existing building if approval is given for this proposal.

Public footpaths – The shed is not obstructing any public footpaths, with the shed in a location which complements the surrounding and seen in connection with the existing farm.

## 7. Statutory consultation responses

As stated in section 5, 6 consultees were informed of the proposal, and were given 28 days to respond to the proposal.

The Highways Department did not respond to the consultation.

**CADW**



Llywodraeth Cymru  
Welsh Government



Roger Parry & Partners

gerallt@rogerparry.net

[www.llywodraethcymru.gov.uk](http://www.llywodraethcymru.gov.uk)

Caerdydd, Unit 5/7 Cefn Coast  
Clydach Nantgarw, Cardiff CF15 7QQ  
0300 025 6000  
Email [cadw@gov.wales](mailto:cadw@gov.wales)

Eich cyfeirnod  
Your reference

5 June 2018

Date

Llinell uniongyrchol  
Direct line

0300 0256007

E-bost  
Email

[amadminplanning@gov.wales](mailto:amadminplanning@gov.wales)

Dear Sir / Madam,

**Erection of a poultry pullet rearing unit and silos and associated works at Land at Old Impton Farm, Norton, LD8 2EN-**

Thank you for your email of 4 June 2018 inviting our comments on the pre-planning application consultation for the proposed development described above.

Advice

Having carefully considered the information provided with the planning application, our records show that there are no scheduled monuments or registered historic parks and gardens that would be affected by the proposed development. We therefore have no comments to make on the proposed development.

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and guidance.

Mae Gwasanaeth Arngylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn llywyddo gwaith cadw'r hanes a gyflwr arngylchedd hanesyddol Cymru a gwerthfawrogiad sbectol.

The Welsh Government Historic Environment Service (Cadw) promotes and appreciation of Wales' historic environment.

Rydym yn croeso i chi gyswrtu gyda ni yn Gymraeg ac yn Saesneg.  
We welcome correspondence in both English and Welsh.



BUDSODDWR I MERN FOL  
INVESTOR IN PEOPLE



PPW ([Chapter 6 – The Historic Environment](#)) explains that the conservation of archaeological remains is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains, whether scheduled or not, and their settings are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in an adverse impact on a scheduled monument (or an archaeological site shown to be of national importance) or has a significantly damaging effect upon its setting. [Technical Advice Note 24: The Historic Environment](#) elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage or would have a significant adverse impact causing harm within the setting of the remains.

PPW also explains that local authorities should protect parks and gardens and their settings included in the first part of the Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales, and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the determination of a planning application.

Yours sincerely,

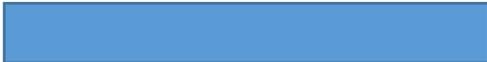
Nichola Davies  
Diogelu a Pholisi/ Protection and Policy

**Cadw had no objection and therefore there are no comments to be addressed.**

## Councillor Baynham

### Gerallt Davies

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**From:**   
**Sent:** 26 June 2018 22:58  
**To:** Gerallt Davies  
**Subject:** RE: Pre-consultation - Pullet Rearing unit - Old Impton Farm, Norton, LD8 2EN

Dear Gerallt

Further to receiving your pre-planning consultation letter I have been contacted my numerous residents of Norton Manor Park. They are very concerned with the contamination of their water supply. It was suggested that the natural spring has been omitted from the plan? I apologise but I am unsure if this is correct but if you could look into it and confirm that would be most helpful.

I have also been contacted by a small number of residents regarding vehicle movements. Mr Wilding did address this matter at the Town Council meeting but I thought I should bring it to your attention.

If you could look to address these concerns before the planning application is submitted that would be most useful.

Kind Regards

Cllr. Beverley

**Cllr Baynham raised concerns which the local residents raised, and we have addressed in the public section of this document.**

## Presteigne and Norton Town Council

**Gerallt Davies**

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**From:** [REDACTED]  
**Sent:** 22 June 2018 14:51  
**To:** Gerallt Davies  
**Subject:** Pre Planning Consultation: Pullet Rearing Unit, Old Impton, Norton

Dear Mr. Davies,

A number of issues were discussed at the full Council meeting and concerns on which the Town Council would like to see addressed and more detail provided were -

- A private water supply to Norton Manor Park runs from near to the applicant's land and close to where manure will be spread. Possible contamination is a concern that needs addressing. It may also be beneficial to contact Mr. Barr, the Park owner, to discuss how to alleviate these concerns.
- As the site will be reached via a sharp right hand turn into Mynd Lane in the centre of Norton village and the Town Council would like more detail on vehicle movements and implications for Norton village. The Knighton side of the village is reached via a dangerous pinch point at the crest of the bank and vehicle movements from this direction are therefore of particular concern.

Regards

Tracey Price, CiLCA (Wales), PSLCC  
Town Clerk and Responsible Financial Officer  
Presteigne and Norton Town Council

**The concerns raised from the Town Council is similar to the public objections, which have been addressed in the public section. To add to the vehicle movements issues, this proposal only equates to 2 feed movements a month, of which currently come to the farm anyway, and therefore the additional movements are considered negligible.**

## Dwr Cymru/Welsh Water



Mr Gerallt Davies  
Roger Parry & Partners  
1 Berriew Street,  
Welshpool  
Powys  
SY21 7SQ

Date: 13/06/2018  
Our Ref: PPA0003142

Dear Mr Davies

Grid Ref: 329078 267145  
Site Address: Old Impton Farm, Mynd Road, Presteigne  
Development: 2D Application erection of a poultry pullet rearing unit and associated works

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I would advise there is **no objection** to the proposed development and offer the following standing advice which should be taken into account within any future planning application for the development.

### SEWERAGE

There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site. Please be mindful that under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its

apparatus at all times.

### **WATER CATCHMENT**

"The purpose of DCWW reviewing and commenting on this application is to make the applicant aware that their development is within a drinking water catchment under Article 7 of the Water Framework Directive, and that Article 7.3 requires the avoidance of deterioration in water quality where this may lead to additional purification treatment being required. We ask the developer to be mindful of this, and to refer to best practice when operating such facility to ensure water quality is not compromised".

### **WATER SUPPLY**

This area suffers from low water pressure and additional new development will merely exacerbate service levels. The development of this proposed site would require off-site ~~mainlaying~~ from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, under Section 40-41 Water Industry Act 1991, the costs of which would be borne by potential developers.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at [developer.services@dwrcymru.com](mailto:developer.services@dwrcymru.com)

Please quote our reference number in all communications and correspondence.

Yours faithfully,



**Owain George**  
**Planning Liaison Manager**  
**Developer Services**

*Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*



Dwr Cymru did not raise any objection and therefore no items need to be addressed.

Natural Resources Wales responded as shown below:



Ein cyf/Our ref: SO36/GB/CAS-63826-J3N3

Dyddiad/Date: 10/07/2018

Swyddfa Llywodraeth Cymru/Welsh Government Building,  
Rhodfa Padam, Llanbadam Fawr, Aberystwyth SY23 3UR

Er sylw / For the attention of: Gerallt Davies  
The Estates Office,  
20 Salop Road,  
Oswestry,  
SY11 2NU

Annwyl / Dear Gerallt Davies,

**Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 Notice Pre-Application Consultation under Article 2D:**

**RE: Proposed 37,000 pullet rearing unit and all associated works at Old Impton Farm, Norton (SO304671).**

Thank you for referring the above for pre-application advice, which we received on 04/06/2018.

Please note that our comments are without prejudice to any comments we may wish to make when consulted on any subsequent planning application or permit (either at pre-application or application stage) for the proposed development. At that time there may be new information available which we will need to take into account in making a formal response.

We have considered your enquiry in relation to our Development Planning [checklist](#). We advise that the following matters are relevant to your site / proposed development and suggest you consider these further prior to the submission of any planning application.

Based on the information submitted to us, we have significant concerns with the development as currently proposed. On this basis, we would recommend to the Local Planning Authority (LPA) that they should only grant planning permission if the following requirement is met, and the conditions below are attached. Otherwise, we would object to this proposal.

*Requirement 1 – Manure Management Plan - recalculation of the figures used for the nitrogen produced by the proposed unit*

Subject to the satisfaction of this requirement, we would request the following conditions:

*Condition 1 – To prevent pollution to watercourses during the construction and operational phases of the proposal, the development shall be carried out in accordance with the:*

- i) Pollution Prevention Plan ('Method Statement Pollution Prevention' by Roger Parry & Partners)*

- ii) *Drainage Plan ('Location Plan', Drawing No. GD-MZ254-01 dated 02/05/2018 by Roger Parry & Partners)*
- iii) *Manure Management Plan (subject to satisfaction of Requirement 1).*

*Condition 2 – Great Crested Newt Reasonable Avoidance Measures scheme*

**Manure Management Plan**

We have reviewed the manure management plan (Manure Management Plan, by Roger Parry & Partners) submitted in support of this proposal. The plan calculates the quantity of manure and Nitrogen in Kg produced and concludes there is sufficient land on the farm for the manure to be spread.

The plan includes a contingency plan for the storage of manure when spreading to land is not possible, and states that contaminated wash water will be stored in containers separate from other manures and will be disposed of by a specialist contractor licensed to deal with such wastes.

A map has been provided titled 'Manure Management Plan' which shows the land available for spreading of manure, and includes buffer areas to sensitive receptors.

*Requirement 1 – Manure Management Plan - recalculation of the figures used for the nitrogen produced by the proposed unit*

There appears to be an error in the calculations for the quantity of nitrogen produced per stock unit. We advise the figures for the quantity of nitrogen produced should be based on the guidance provided by the Welsh Government titled 'Nitrate Vulnerable Zones in Wales – Farmer's Workbook – templates for plans, calculations and record keeping', a copy of which has been sent with the cover email for this letter. The manure management plan should be amended to include the correct figures.

All wash water and manures arising from poultry units must be collected and stored in accordance with The Water Resources (Code of Pollution) (Silage, Slurry and Agricultural Fuel Oil) (Wales) Regulations 2010, and spread according to the Welsh Government's Code of Good Agricultural Practice.

**Protected Species**

Great Crested Newts (GCN) and their breeding and resting places are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (SI 2017 No.1012), and they are a material consideration for planning.

Our database suggests GCN are present within 500m of the proposal location. There are also several ponds nearby. The nearest pond is some 280m to the development site, and there is suitable terrestrial habitat between the site and the ponds. The proposed building is to be located close to an existing hedgerow and forestry block.

In our view, the proposal is not likely to be detrimental to the maintenance of the favourable conservation status of any populations of GCN that may be present at the application site,

provided Reasonable Avoidance Measures are implemented before and during construction works, and the existing hedgerow to the south of the proposal location and forestry plantation to the north west remain unaffected by the works.

#### *Condition 2 – Great Crested Newt Reasonable Avoidance Measures scheme*

NRW would have no objection to the proposal on the grounds of GCN subject to the imposition of a condition regarding the submission and implementation of an amphibian Reasonable Avoidance Measures (RAM) scheme with any permission that the LPA is minded to grant. RAMs will address all potential issues of the development including associated works and following their implementation the proposal will not be detrimental to the maintenance of the favourable conservation status of any GCN populations present within 250m of the application site.

#### **Pollution Prevention Plan**

We have assessed the pollution prevention plan ('Method Statement Pollution Prevention' by Roger Parry & Partners) submitted in support of the proposal.

Provided the construction works and site operations take place in accordance with this plan, the proposal is unlikely to adversely impact the surrounding environment.

#### **Drainage Plan**

We have assessed the drainage plan submitted in support of this proposal ('Location Plan', Drawing No. GD-MZ254-01 dated 02/05/2018 by Roger Parry & Partners).

The drainage plan shows the surface water being drained to an underground tank, and any surplus water being drained to existing soakaways on the farm. The dirty water shall be drained separately to an underground tank built to SSAFO standards.

Provided the drainage system is built in accordance with this plan, it is unlikely the proposal will cause pollution to the wider environment.

#### **Protected Sites and Aerial Emissions**

Intensive agricultural units have the potential to impact protected sites through aerial emissions (ammonia and nitrogen deposition). We have assessed the proposal using the thresholds introduced in April 2017. NRW assesses the air quality impact a unit may have on European sites and Sites of Special Scientific Interest (SSSIs) within a screening distance of 5km of the unit.

Detailed aerial emissions modelling has been submitted ('A Report on the Modelling of the Dispersion and Deposition of Ammonia from the Proposed Pullet Rearing House at Old Impton Farm, near Norton in Powys' by AS Modelling & Data Ltd. dated 4<sup>th</sup> of May 2018).

The report states there are 2 SSSIs within 5km of the proposal, which are:

- River Lugg SSSI
- Gwernaffel Dingle SSSI

The background ammonia concentration (annual mean) in the area around the site of the proposed poultry unit and the wildlife sites is  $1.58\mu\text{gNH}_3/\text{m}^3$ . The background nitrogen deposition rate to woodland is  $31.08\text{kgN}/\text{ha}/\text{yr}$  and to short vegetation is  $19.32\text{kgN}/\text{ha}/\text{yr}$ .

The ammonia critical levels and nitrogen critical loads used for the sites are considered correct. The report has assessed both protected sites using the  $1\mu\text{g}$  threshold.

The report predicts the process contributions to ammonia concentration and nitrogen deposition are below the thresholds we apply in our assessment of potential impacts on protected sites.

### **Additional advice**

#### **Environmental Permitting Regulations**

The current advice relates to a proposed unit for a 37,000 pullet rearing unit. Should the number of birds subsequently increase within the holding to over 40,000 birds an Environmental Permit under the Environmental Permitting Regulations 2016 would be required from Natural Resources Wales.

The grant of planning permission does not permit activities that require consent, licence or permit under other legislation. It is the applicant's responsibility to ensure that all relevant authorisations are obtained prior to any works commencing on site.

The written consent of NRW or registration for exemption by the developer will be required for any discharge (e.g. foul drainage to watercourse/ditch etc.) from the site and may also be required for certain discharges to land. All necessary NRW consents or exemptions will need to be obtained prior to works progressing on site.

#### **Advice on Poultry Units**

Advice on poultry units can be found in NRW's guidance document 'GN020 Assessing the impact of ammonia and nitrogen on designated sites from new and expanding intensive livestock units' and 'GN021 Poultry Units: planning permission and environmental assessment'.

#### **Abstractions**

Applicants intending to supply new units from ground or surface waters are advised to check the abstraction limits and apply for a permit to abstract if required.

<https://naturalresources.wales/apply-for-a-permit/water-abstraction-licences-and-impoundment-licences/?lang=en>

#### **Discharges**

The written consent of NRW or registration for exemption by the developer will be required for any discharge from the site (e.g. foul drainage to a watercourse) and may also be required for certain categories of discharges to land. All necessary NRW consents, or exemptions must be obtained prior to works progressing on site.

## **NRW's response**

**Recalculation of the manure proposed has taken place to reflect correct figures.**

### **Environmental Impact Assessment**

Under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2016, the proposed development does not require an Environmental Impact Assessment due to the proposal not being an intensive livestock installation as it will provide places for 32,000 birds and therefore under the 40,000 threshold.