



DESIGN & ACCESS STATEMENT

DEVELOPMENT: Erection of an extension to a poultry growing unit including silos and associated works

LOCATION: Fron Bella
Pentrefoelas
Betws y Coed
Conwy
LL24 0TE

CLIENT: G B Jones

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1. Background

Fron Bella is a traditional beef and sheep unit with a poultry growing enterprise in the uplands of Pentrefoelas, tenanted by 2nd generation farmer Gari Bryn Jones and his family, who are striving to build a sustainable, diverse and profitable business to allow for succession in the future.

2. Business Evolution

Fron Bella is an upland beef and sheep unit – however when undertaking a business review back in 2010 it was realised that to remain sustainable, competitive and the business to grow the current enterprises were not sustainable on their own and diversification had to be researched to take the business forward and provide for the future generations to provide them with a career choice within agriculture.

Investment has been undertaken into the renewable sector and more recently the investment into white meat production which is a growing market 5% year on year and is operating alongside the current beef and sheep unit and utilises the electricity generated on site to aid efficiencies. We believe that the business is now a diverse, sustainable business futureproofed for a future without farm subsidies.

Our business is stable, viable and profitable, it has a concise business plan in place, which is visited and updated regularly. We are keen to move forward the business to develop and grow; it is our entrepreneurial, innovative and positive attitude to change that has moved this business forward since 2010. The business has created employment, safe guarded existing roles along with employing professionals to support decisions, research and move ideas forward, regular meetings and discussions take place with the company's planning agent, business consultant, technical advisors, accountant and bank manager all of whom play a crucial part within the decision making.

3. Proposal

G B Jones propose a further poultry house. The unit will be used for growing birds that will produce poultry meat for human consumption.

The new house will be laid out as per the location plan (Appendix 1) and will include the following elements:

- 1 poultry shed
- 2 feed bins
- Hardstanding around the shed for turning, loading and unloading



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The following sections include a description of the production cycle followed by a description of the main building and ancillary works, operational arrangements and environmental controls.

Environmental Permit Determination

An environmental permit has been obtained for the expansion of the existing poultry growing unit. The purpose of the Environmental Permitting is to achieve integrated prevention and control of pollution arising from activities listed in Annex 1 of the European Council Directive 96/61/EC, leading to a high level of protection of the environment as a whole. More specifically, it provides a system requiring operators and regulators to take an integrated, overall look at the polluting and consuming potential of the poultry installation. Central to this approach is the general principle that operators should take all appropriate preventative measures against pollution, in particular through the application of Best Available Techniques enabling them to improve environmental performance.

Best Available Techniques

The term “Best Available Techniques” is defined in Article 2(11) of the European Directive as “the most effective and advanced stage in the development of activities and their methods of operation which indicate the practical suitability of particular techniques for providing the basis for emission limit values designed to prevent and, where that is not practicable, generally reduce emissions and the impact on the environment as a whole.”

The best available techniques to be applied to the poultry installation at Fron Bella are those set out in the European Commission’s *Reference Document on Best Available Techniques for Intensive Rearing of Poultry and Pigs* known as the BREF document. The following systems within the BREF Document are applicable to the proposed poultry installation at Fron Bella:

- Good agricultural practice for environmental management
- Best Available Techniques for nutritional management
- Best Available Techniques for efficient use of water
- Best Available Techniques for efficient use of energy
- Best Available Techniques for the reduction of emissions from poultry housing
- Best Available Techniques for housing of broilers
- Best Available Techniques for the reduction of odour
- Best Available Techniques for the reduction of emissions from storage
- Best Available Techniques for the reduction of emissions from application of manure to land
- Best Available Techniques to reduce noise emissions



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- Best Available Techniques for the treatment and disposal of residues other than manure and carcasses.

4. Site and Scale

The preferred choice of the site is the site located at Grid Reference SH897525. Appendix 1 shows the location. The area is a rural district to the North East of Pentrefoelas.

The site is surrounded by agricultural land. Outlying land uses include residential to the South West at Pentrefoelas. Isolated farm units scatter the landscape. The surrounding village network is illustrated on the location plan.

Access to the site for all HGV traffic will be over an existing access road to the North of the development that connects the site to the A543 and A5. Tractor and trailers and other small vehicles will access the site in the same way as HGV traffic.

There are no properties within 400m of the propose development. A distance of 400 metres is established in planning as the distance beyond which effects of livestock developments have a limited affect; e.g. it is the threshold which if exceeded triggers a livestock buildings to require full planning permission rather than determination under General Permitted Development.

The proposed development has been designed in order to keep the design and visual impact the same as the existing poultry units and in keeping with the character of the area.

5. Landscaping & Visual Amenity

- 1) The proposed development would not cause any unacceptable adverse effects on Conwy's landscape: the visual impact of proposals shall be reduced as follows:
 - Buildings shall be carefully sited and designed to minimise their impact on the landscape and, wherever possible, grouped with existing buildings.
 - Buildings shall be designed and constructed of materials to take account of their surroundings. Reflective external surfaces should be avoided and roofs should be dark coloured.
 - Roadways and other engineering operations shall be integrated with the existing topography and landscape features and shall be designed to minimise any unacceptable adverse visual impact.



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- 2) Proposals should take account of existing landscape features such as hedgerows and trees, which should be retained wherever possible. Additional landscaping measures will be required such as tree and shrub planting or earth mounding in particularly sensitive situations.
- 3) The proposed development shall be in accordance with all other relevant LDP policies including conservation policies in the environment chapter and in particular DP/1 in the development principles policies chapter.

There is an existing range of modern farm buildings of a greater height and scale than that proposed positioned adjacent to the proposed development. There are two existing buildings of the same height and scale located adjacent to the proposed development. The existence of modern large scale buildings adjoining the proposed development is beneficial as they provide an ideal screen and backdrop for the development therefore reducing the impact of the proposal. As a result of the location of the development adjoining the existing cluster of modern buildings, the extent of the harm the development will have on the surrounding area is limited.

The proposal does not represent a major intrusion into an undeveloped area of the landscape as it extends an already developed area. The proposal takes into account existing landscape features such as stonewalls and groups of trees, which have been retained and incorporated into the development design. We will provide suitable cladding colours which will reduce the visual impacts of the development.

With regard to indirect effects and the perception of landscape character, it is anticipated that the proposed development will have no effect on the landscape character. It is acknowledged that the development will be seen in localised areas within a limited zone of visual influence around the site. However, the setting of the site in the context of the established agricultural development means that the overall effect on the perception of landscape character will change little.

Overall, the poultry extension will have a limited effect on the baseline conditions in terms of both landscape character and visual amenity. The measures factored into the site selection and design process will reduce and minimise any potential adverse effects. Therefore, on balance it is considered that the proposed development would be acceptable in this context with regard to the potential effects on landscape character and visual amenity.



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6. Building Design

It is proposed that one further house is constructed. The poultry house will measure 118m x 18.1m. The total floor area for the building will therefore be 2,135.8m². Eaves and ridge height will be 2.59m and 5m respectively.

The design of the new building will be typical of modern poultry sheds.

Roof

Box profile metal sheeting at 10 degree pitch. Eaves height 2.59 metres, ridge height 5.0 metres.

Walls

Box profile metal sheeting.

Insulation

The chicken house will be insulated with fibre glass insulation to the walls and roofs. The walls will be insulated with 100mm insulant and the roof with a 200mm insulant. The U value will be <0.4 W/m² °C and therefore condensation on the inner lining of the building will be eliminated and the solar heat gain into the house will be minimal.

Flooring

The house is erected with a smooth easily washable concrete floor on a damp proof membrane. The walls will rest on a poured concrete foundation. The specification is as follows:

- 100mm concrete floor thickened to 200mm below perimeter walls, 1,000ga DPM minimum 125mm consolidated blinded hardcore.

Ventilation

The ventilation system will consist of a computer-controlled mechanical ventilation system.

- There will be inlets in each of the sides at the front of the shed.
- There will be extraction fans in the roof.
- There will be extraction fans in the rear gable end wall of the shed.

Tunnel ventilation is a system where exhaust fans are located at one end of the house and two large openings are installed at the opposite end. Air is drawn through these openings, down the house, and out of the fans which act like pumps, like a wind tunnel.



Shed Colour

The shed will be coloured to Local Planning Authority specification. Slate blue is the applicant's preferred choice.

Ancillary Structure & Description

Hardstanding/Loading Area

A concrete apron will be constructed to the front of the building together with turning area; this area will be used for loading and unloading chickens and chicks. The feed will be unloaded at the back of the building.

Feed Bins

The feed bins will have a 30 tonne capacity and will measure 8.44 metres high and will be 3.35 metres in diameter.

7. Broiler Growing

The production programme for Fron Bella Poultry already operate in accordance to their processor Maelor Foods requirements as follows:

Day 1: Day old chicks arrive on farm as hatched so a mixture of Female and Males

Day 32: Thinning of the flock, where 30% are removed

Day 39: Depletion of the flock, where all birds are removed

Day 40-54: Clean out of the sheds, wash down, pre-heating and laying of sawdust and chick crumb.

The production cycle is on average a 54 day programme, although this can alter due to weekends, holidays etc.

There are approximately 6.75 flocks per annum.

The chicks are hatched and delivered from Wrexham.

The feed is delivered from the Lloyds Wrexham Mill.

The processing plant is located just on the outskirts of Wrexham.

7.1 Stocking Rates

There is no maximum stocking density for intensive chicken meat production currently set down in UK domestic law, the law covering the welfare of broiler chickens is covered by general animal welfare law and farmers are expected to comply with the relevant DEFRA Code of Practice. It is not however an offence to fail to keep to the DEFRA Code.



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In 2010 EU Legislation (Directive 2007/43/EC) come into force that sets new limits on stocking densities. The Directive sets as a limit a figure of 33kg per square metre but lays down requirements where derogation up to a maximum of 42kgs per square metre could be implemented.

Despite the potential derogations from the standard stocking density applied by the Directive, the commercial reality is that the industry as a whole is decreasing stocking rates in response to higher welfare expectations of consumers.

It is proposed that the poultry extension will grow chickens for the retail trade. In order to supply the retail trade, all farmers must as a minimum, be members of the independently audited Assured Chicken Production (ACP) Scheme. The scheme requires farmers to comply with strict management requirements such as stocking at a maximum of 38kg/m². Many retailers now require the supply of 'Higher Welfare Chicken' (HWC), which includes those endorsed by the RSPCA Freedom Foods Scheme, and these farms are stocked at a lower rate of 30kg/m². For the purpose of this report a stocking rate of 38kg/m² has been used for calculating the maximum number of birds stocked on site.

7.2 Summary of Production Cycle

The production cycle will follow the same basic procedure as follows:

- Chicken placement on day one following pre-warming of the house and covering of the floor with wood shavings
- Feed arrives for birds during growing cycle. Volume of feed consumed increases during the growing period.
- Thinning of the flock, where 30% are removed
- Depletion of the flock, where all birds are removed
- Remove all manure from shed and move to existing manure store on farm to be stored prior to land spreading or to be taken by neighbouring farmers
- Sheds power washed, disinfected and dried out prior to chick placement on day 55

The turnaround period between crops will be 15 days on average; the length of time taken to clear the site will depend on many factors such as when the date on which the crop cycle ends, e.g. if the cycle completes before a bank holiday weekend the clearout may take an additional day to avoid disturbance over the holiday. For the purpose of this report a 15 day turnaround period has been used. This would result in producing 6.75 crop cycles per year.



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8. Vehicle Movements

8.1 Site Access

The site is accessed off the A543 and then taking a minor road towards Fron Bella. Access to the poultry unit is via an existing road to the North of the site.

9. Vehicle Routing

G B Jones propose to connect to the A543 for all HGV movements as per existing practice. We believe that the additional vehicle movements would be: 6 vehicle movements per crop removing grown chickens and 4 vehicle movements per crop of feed delivery.

However, these additional vehicle movements will take place at the same time as the units which are currently operational. Therefore there will be no increase in vehicle movements.

10. Drainage

After the litter is cleared the building and roof inside and the walls are pressure washed and disinfected. Washing water then passes via a pipe directly into a collection tank between the buildings. The tank holds 55 cu metres. Due to variants in the yard levels the tank will serve a proportion of the yard area. The tank will be made of concrete and will be BS 5502 requiring no maintenance. When the cleaning out is in progress the dirty washing water and any contaminated rain water falling on the yard will be directed via drains to manholes and in to the tank.

With the polished floors following a brushing down there will be very little solid matter to be carried away with the washing water. The shed will take approximately 6 hours to be fully washed down. With the drains in the lowest corner of the shed leading directly into the collection tanks and no water passing out on to the outside yard there can be no mistake over the position of the isolating valve when washing down is taking place. The outside area can then be cleaned up when the litter has been taken away and also controlled in sections by the sloping concrete.

11. Manure Storage & Disposal

The unit will produce approximately 2kg/bird of manure produced/flock i.e. 110T = 715T per annum. The manure will be removed at the end of each flock. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage. All the manure will be removed from the shed and moved to a covered manure store.



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The manure will be removed from the poultry unit following each crop cycle and will then be stored in a covered manure store before being moved off farm.

12. Cleaning Out

With reference to the cleaning, this will take place once every cycle. The manure will be removed from the site using a sheeted tractor and trailer.

13. Emissions

The building design incorporates the use of mechanical ventilator extractor fans which will thermostatically control the building. Therefore they tend to operate more frequently during hot weather. Efficient design of ventilation fans has minimised the number needed for this building. Fans will be maintained and inspected in accordance with the manufacturers or suppliers instructions. This will minimise mechanical noise from the unit and also dust escape. Automated feeding by internal conveyor with augers direct from the sealed external feed hoppers will minimise dust creation. The insulated construction of the walls and roof also reduce sound transmission.

It is concluded that the nature of the development and environmental controls built into the proposed poultry extension mean that emissions to air will have no significant adverse effects on air quality or the health of local people or designated wildlife sites. Therefore no further mitigation measures are required.

14. Noise / Odour Management

The proposed extension design incorporates the use of mechanical ventilator extractor fans which will thermostatically control the building temperature. Therefore they tend to operate more frequently during hot weather. The industry standard noise level for fans operating at 100m from the nearest property would be in the region of 36dB (A) in rural areas, background levels may be between 38-42dB (A) adjacent to an existing farm. This figure is likely to be towards 42dB (A) is not in excess of this. We therefore feel that any increase in the noise levels at any neighbouring properties would be negligible.

The waste is removed once per cycle, therefore there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature. The potential build up of manure is mitigated by the age and size of the birds.



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Decomposing waste products such as manure, dust and bedding causes odours in intensive meat chicken buildings. Ventilation rate and temperature significantly influence the concentration of odorous compounds; inadequate air movement in the houses, leading to high humidity and wet litter causes poor disposal of odours. The ventilation system is designed to efficiently move moisture from the house and to remove heat. The drinking system is also designed to eliminate spillage. The shed is also insulated to eliminate condensation. Other management controls include dietary manipulation; crude protein levels will be kept at a practical minimum keeping crude protein low. The feed will contain enzymes that enhance the digestion of the cereal components of the feed as a result of the improved digestion, the amount of water drunk by the birds is reduced, and this in turn leads to a lower moisture content of the litter. Consequently the risks of odour are reduced by this drier litter.





The period during the bird production cycle at which odour and dust concentrations have the potential to cause nuisance is during the clearing of manure and spent floor litter from the sheds.

15. Quality Standards

The chickens are managed to comply with the stringent conditions that are imposed by the RSPCA Freedom Food specification, which sets out the standards of welfare at all stages of the chickens life as well as the Red Tractor standards.

16. Dead Bird Management & Pest Control

There are several reasons why the careful disposal of dead birds is an important part of the health management of systems:

-  Reduces the risk of disease spreading back to the flock and other species.
-  Reduces the likelihood of carcasses being removed by scavengers, which can transmit disease.
-  Reduces the risk of blow flies (*Caliphora sp.*), which can also transmit disease.
-  NFS company registered firm Pointins are utilised

The dead birds will be collected by an approved contractor of the National Fallen Stock Disposal Scheme. Prior to this they will be stored in a secure container in line with the animal by-products Regulations 2003. Pest control for rats will be carried out by an approved agency. Preventative measures will be used to control flies to include fly screens and fly controls replaced periodically to prevent the flies entering the building from the outside.



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17. Policy Context

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that “where, in making any determination under planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise.”

Planning Policy Wales Edition 9 November 2016 – Chapter 7 Economic Development

7.6.5 Local planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. In addition they should adopt a positive approach to the conversion of rural buildings for business re-use.

The proposed development would accord with the requirement in Planning Policy Wales (July 2014) paragraph 7.6.5 to support economic growth and the guidance in paragraph 7.2.2 of Planning Policy Wales has to be taken into consideration:

‘Local planning authorities are required to ensure that the economic benefits associated with a proposed development are understood and that these are given equal consideration with social and environmental issues on the decision-making process, and should recognise that there will be occasions when the economic benefits will outweigh social and environmental consideration.’

Conwy Local Development Plan 2007 – 2022

1.9.3 In general terms, the economy relies heavily upon tourism and service industries, and is largely evident within the urban coastal settlements and the attraction of the rural area. Industrial employment, although limited to a certain extent and predominately located near the coast, includes manufacturing and research, and is found in places such as Kinmel Bay, Colwyn Bay and Llandudno Junction. Agriculture and forestry are important employment activities in the predominately Welsh speaking rural areas. Some of these rural settlements are either partly or wholly within the National Park.

4.2.6.4 In general, preference will be given to the re-use or replacement of existing buildings over those which propose the erection of a new dwelling in order to avoid further development in the countryside. Where new buildings are proposed to be erected they should be sited and designed to minimise impact on the countryside, and where possible be grouped around existing development and meet the Development Principles and other related policies of the Plan.



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18. Access Statement

Explain the adopted policy or approach to inclusive design and how policies relating to inclusive design in development plans and relevant local design guidance have been taken into account

Access by Disabled Persons

Applications will be permitted for the development of new buildings, public amenities, recreational spaces and, where practicable and reasonable, the changes of use or alterations to existing buildings, where suitable access is made to and within the building or amenity and adequate facilities are provided for people with disabilities.

The Disability Discrimination Act 1995 (DDA) seeks to avoid discrimination against people with impairments and disabilities and for instance ensures that work premises do not disadvantage someone with a disability.

The access arrangements have adopted an inclusive approach and aims to ensure that all users will have equal and convenient access to the site and buildings.

Explain how any specific issues, which might affect people's access to the development have been addressed

The car parking facilities and access ways to and from the poultry building will be flat and even and unobstructed allowing the building to be accessed by all people including disabled people or people with impairments.

Detail how features, which ensure people's access to the development, will be maintained

The car parking facilities and access ways to and from the building will be maintained in such a way as to allow all people access to the building

19. Community Safety

Site Security

Site security is critical throughout day and night to prevent the theft of equipment and livestock, which may injure or adversely affect the welfare of animals. This is



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critical in this case given the secluded location and its proximity to the public highway.

20. Environmental Design Statement

A design statement shall accompany all detailed applications and will describe the actions taken to design and adapt the development to fit its location. Wherever practicable, developments shall be designed to reduce energy consumption and maximise energy conservation through the use of appropriate materials, design, layout and orientation.

Conwy LDP sets out the policy considerations for new development and changes of use in the County and has undergone both a Sustainability Appraisal and the Strategic Environmental Assessment process in its preparation.

The proposed use is for a broiler poultry unit, the building is a specialist agricultural building and is designed to meet the substantial welfare needs of the chickens, we feel that given the nature of the use of the building this won't be applicable.

Our planning application has taken into consideration the following energy efficiency measures and technologies that can be incorporated alongside wider energy efficient design principles to ensure high energy performance.

The proposed building has been positioned and orientated (as far as possible) in order to maximise the use of natural daylight and solar energy. This is achieved where possible by orientating the building in such a way to maximise the potential for solar gain and reducing the need for energy consumption.

The building will be insulated (roof, walls and floors) according to the most recent building regulation standards in order to reduce heat loss in winter and excess solar gains in summer.

The development will also utilise the current renewable electricity produced on site from the two wind turbines.

Wherever possible materials will be sourced and produced locally and will come from a source that can be renewed without harm to the environment. High quality reclaimed materials can save resources and may also provide a better match with the surrounding development. The scheme will avoid the use of tropical hardwood and look for timber which is certified as coming from sustainable sources. The materials used in this development to include the steel, box profile sheeting and roof



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sheets, will come from a local source, using local steel fabricators and all from sources that can be renewed without harm to the environment.

The site is serviced by private water and mains electricity.

Surface water drainage will discharge into the soak-away system.

Sustainable Urban Drainage Solutions (SUDS) will also be used within the development, by incorporating permeable materials for parking and other hard surfaced areas within the curtilage of the dwelling and soak-aways would be used for surface water drainage.

The use of rainwater harvesting will be investigated as part of the accommodation within the roof space.

The development of this land will contribute to the aim of sustainability through the productive use of the above mentioned features.

The above points will ensure that the properties are 'sustainable' in terms of its building design and the supply and use of energy in accordance with the Council's recommendations.

Other complimentary measures:-

We have considered that energy efficient design principles are also key to the success of schemes including if electricity is required to be supplied to the building that energy efficient light bulbs are used.

We also aim to:-

- Design out waste from the outset
- Minimise the energy used during the construction phase of the development through careful project planning
- Use reusable and recycled materials

We have also considered waste management control during the construction phase, and as far as possible all waste will be utilised on site, including all the topsoil excavated from the building site.

21. Physical Context of the Development

The proposal is for an extension to a bird growing unit. The extension will be located adjacent to the existing units and will be accessed utilising an existing road. The



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building will be approximately 118m x 18.1m wide. Broilers will be purchased as day old chicks. Thinning will take place on day 32 and the flock will be depleted on day 39. After this time the flock is removed and the whole building fully cleaned down internally and the new flock introduced to restart the production cycle.

22. Social Context of the Development

The proposal is for an extension to a growing unit. The extension will be located adjacent to the existing units. The building will be approximately 118m x 18.1m wide.






23. Economic Context of the Development

Fron Bella is a beef, sheep and poultry farm. Fron Bella is located about 2.4 miles from the village of Pentrefoelas.

The volatility of the red meat sector has its challenges, with the influence of the export market and fluctuations in the value of the pound, this has made the business realise that they need to secure an alternative income stream in order to be sustainable and to remove the reliance away from this sector to allow the business to grow and to develop.

Farm businesses need to change and grow in response to market forces and legislation if they are to survive.

24. Conclusion

-  The proposal is an economic development that is supported by both local and national policy; it amounts to sustainable development that will improve the agricultural business located on site.
-  The building is sited within a natural hollow of the landscape and does not affect long distance views from amenity areas therefore minimising the impact of the building on the landscape.
-  The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact.
-  Adequate provision is made for the disposal of foul and surface water drainage and animal wastes without risk to watercourses through a sustainable drainage technique.
-  Adequate provision is made for access and movement of machinery to avert the perpetuation, intensification or creation of traffic hazard.



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- The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing properties.
- This proposal has significant merit, fits within the policies of the development plan and national planning guidance, and it is respectfully requested that the submitted planning application be approved.



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