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# PRE- CONSULTATION REPORT

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Erection of an 8,000 Bird Extension  
to the existing unit

At

Gwynfaes

Rhandirmwyn

Llandovery

Carmarthenshire

SA20 0NG

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Prepared for AS, S & ME Reah

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Roger Parry & Partners LLP

[www.rogerparry.net](http://www.rogerparry.net)

[gail@rogerparry.net](mailto:gail@rogerparry.net)

**Tel: 01691 655334**

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land & property  
professionals

## Notice

The proposed development was advertised for a period of no less than 28 days before submitted the application for the proposed development.

Notices were served upon the Local Community Council and County Councillor.

Within a four hundred metre radius of the proposed development there are three properties, two of which are in control of the applicants, being the farmhouse and farm cottages.

<b>Sensitive Receptor - Name</b>	<b>Distance (Metres)</b>	<b>Comment</b>
Gwynfaes	112	Owned and Occupied by the Applicants
Gwynfaes Cottages	116	Owned and controlled by the Applicants
Dinas Bach	307	Independent

Formal notices were served upon all properties.

Please see below the letters sent to the Local County Councillor and Local Community Council;

*Ref: GL/gwynfaes/reah*

Mrs Pamela Ann Jones,  
Clerk to Cilycwm Community Council  
Maesyrrhaul  
Cilycwm  
Llanymddyfri  
SA20 0ST

10 April 2018

Dear Clerk

**Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016  
PRE CONSULTATION**

**Proposed Free Range Poultry Unit extension and all associated works at Gwynfaes, Rhandirmwyn,  
Llandovery, SA20 0NG**

In accordance with the 2016 Order please find attached herewith notice of the intention of my clients, AS, S and ME Reah, Gwynfaes, Rhandirmwyn, Llandovery, Carmarthenshire, SA20 0NG to submit an application to Carmarthenshire County Council for the erection of a Free Range Poultry Unit extension upon farm.

The full planning application proposed to be submitted can be viewed at the offices of Roger Parry and Partners, 1 Berriew St, Welshpool SY21 7SQ between the hours of 9:00 am and 17:00 Monday to Friday.

Please do not hesitate to contact myself, the agent for the application, Miss Gail Lewis on 07498 717 778 should you require any further information or to make an appointment to view the file and I will endeavour to help.

Yours faithfully,

Gail E Lewis BSc (Hons) MRICS FAAV

Ref: GL/Gwynfaes/Reah

FAO County Councillor Thomas Arwel Joseph Davies  
Berrisbrooke  
Porthyrhyd  
Llanwrda  
Carms  
SA19 8DH  
10 April 2018

Dear County Councillor Davies

**Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016  
PRE CONSULTATION**

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Yours faithfully,

Gail E Lewis BSc (Hons) MRICS FAAV

Please see below the letters sent to the adjoining property within 400 metres;

*Ref: GL/gwynfaes/reah*

To The Owner/Occupier  
Dinas Bach  
Rhandirmwyn  
Llandovery  
Carmarthenshire  
SA20 0NG

10 April 2018

Dear Owner/Occupier

**Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016  
PRE CONSULTATION**

**Proposed Free Range Poultry Unit extension and all associated works at Gwynfaes, Rhandirmwyn,  
Llandovery, SA20 0NG**

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Yours faithfully,

Gail E Lewis BSc (Hons) MRICS FAAV

Please see below the letters sent to Statutory consultees;

*Ref: GL/gwynfaes/reah*

*Your Ref:*

Cadw  
Welsh Government  
Plas Carew  
Unit 5/7 Cefn Coed  
Parc Nantgarw  
Cardiff  
CF15 7QQ

10 April 2018

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016  
PRE CONSULTATION**

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Yours faithfully,

Gail E Lewis BSc (Hons) MRICS FAAV

Ref: GL/Gwynfaes/Reah

Your Ref:

FAO Welsh Water/Dwr Cymru  
Pentwyn Road,  
Nelson,  
Treharris,  
Mid Glamorgan  
CF46 6LY

10 April 2018

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016  
PRE CONSULTATION**

**Proposed Free Range Poultry Unit extension and all associated works at Gwynfaes, Rhandirmwyn,  
Llandoverly, Carmarthenshire, SA20 0NG**

In accordance with the 2016 Order please find attached herewith notice of the intention of my clients, AS, S and ME Reah of Gwynfaes, Rhandirmwyn, Llandoverly, Carmarthenshire, SA20 0NG to submit an application to Carmarthenshire County Council for the erection of a Free Range Poultry Unit extension upon farm.

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Yours faithfully,

Gail E Lewis BSc (Hons) MRICS FAAV

*Ref: GL/gwynfaes, reah*

*Your Ref:*

Highways Department  
Carmarthenshire County Council  
Picton Place  
Carmarthen  
SA31 3BX

10 April 2018

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016  
PRE CONSULTATION**

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Yours faithfully,

Gail E Lewis BSc (Hons) MRICS FAAV



Ref: GL/gwynfaes/reah

Your Ref:

Natural Resources Wales  
SOUTH PLANNING

BY EMAIL ONLY

[swplanning@cyfoethnaturiolcymru.gov.uk](mailto:swplanning@cyfoethnaturiolcymru.gov.uk)

10 April 2018

Dear Sir/Madam

**Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016  
PRE CONSULTATION**

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Llandovery, Carmarthenshire, SA20 0NG**

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Yours faithfully,

Gail E Lewis BSc (Hons) MRICS FAAV

Please see below the notices sent to all relevant parties;

## **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 **Gwynfaes, Rhandirmwyn, Llandovery, Carmarthenshire, SA20 0NG**

I give notice that **AS, S and ME Reah**

Are intending to apply for planning permission for the **Erection of a free range poultry unit extension at Gwynfaes together with all 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 Gail Lewis (gail@rogerparry.net) by **Tuesday 8<sup>th</sup> May 2018.**

Signed:

Date: **10<sup>th</sup> April 2018**

## **SCHEDULE 1 B**

### **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**

**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 Gwynfaes, Rhandirmwyn, Llandovery, Carmarthenshire, SA20 0NG

I give notice that AS, S and ME Reah

Are intending to apply for planning permission to erect a Free Range Poultry Unit to accommodate a further 8,000 free range birds in a specifically designed unit at Gwynfaes together with all associated works.

You may inspect copies of;

- The proposed application;
- The plans; and
- Other supporting documents

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You may view this information at Roger Parry and Partners, 1 Berriew Street, Welshpool, Powys, SY21 7SQ between the hours of 9am and 5pm, Monday to Sunday.

Anyone who wishes to make representations about this proposed development must write to the agent, Gail Lewis at Roger Parry and Partners, 1 Berriew Street, Welshpool, Powys, SY21 7SQ by 8<sup>th</sup> May 2018.

Signed:

Date: 10<sup>th</sup> April 2018.

Please see below the detailed comments received;

Community Council

Anne Jones of behalf of Cilycwm Community Council - they are not objecting but have concerns about better screening for the development as it may affect the landscape and propose hedges/trees etc.

Local Resident – Mr Pickup

Hi Gail,

I just wanted to respond to your pre-app consultation on the above.

Firstly I am responding to this as a resident of the valley who's small holding on the opposite side of the valley looks at the application site.

For the avoidance of doubt I am not responding on behalf of Cilycwm County Council where I am one of the elected councillors. We are meeting next Tuesday and Anne will no doubt formally respond thereafter.

I am fully in support of the agriculture and forestry sector in the area and I am also totally supportive of farm expansion and diversification in the area.

With respect this application again I am in broad support of it however I would request that the proposed hedge to the North West of the proposed new building and silos is replaced with a new double row deciduous tree line (to include a % of rapidly growing birch trees) something which I would suggest would only assist the application in its passage through planning and something that wouldn't cost the applicant any more than the currently proposed new hedge. The existing poultry unit and silo currently stands out quite a lot from the other side of the valley and some screening that is higher than a hedge would be welcomed to screen the proposed 4.5m building and 6.5m silos.

With that minor change to the proposed plans you would have my full support to the application.

Kind Regards



Developer Services  
PO Box 3146  
Cardiff  
CF30 0EH

Tel: +44 (0)800 917 2652  
Fax: +44 (0)2920 740472  
E.mail: developer.services@dwrwymru.com

Gwasanaethau Datblygu  
Blwch Post 3146  
Caerdydd  
CF30 0EH

Ffôn: +44 (0)800 917 2652  
Ffacs: +44 (0)2920 740472  
E.bost: developer.services@dwrwymru.com

Miss Gail Lewis,  
Roger Parry & Partners  
The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Date: 01/05/2018  
Our Ref: PPA0002988

Dear Miss Lewis,

Grid Ref: 277850 241033

Site Address: Gwynfaes, Rhandirmwyn, Llandoverly

Development: Schedule 1C Article 2D - Proposed Free Range Poultry Unit Extension and All 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, 21st of March 2018, 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:

The above proposed development falls within a Dwr Cymru Welsh Water (DCWW) drinking water catchment which is designated as a Drinking Water Protected Area under Article 7 of the Water Framework Directive. This Article requires the UK to take action to protect drinking water sources. Section 7.3 states that the aim is 'to avoid deterioration in water quality where this may lead to additional purification treatment being required'.

With regard to this application, Dwr Cymru Welsh Water presumes that the applicant has consulted relevant authorities, including Natural Resources Wales, to ensure compliance with current regulations and best practice guidelines are being followed in respect to the building and maintenance of this installation.

We note that the proposal will contain a pollution prevention plan for the development of the site. However, as this is situated upstream of a number of abstraction points along the River Towy and is within a surface water drinking water catchment, DCWW suggests that further clarification on the following points be included in the application submitted to the planning authority, to ensure that protection of the surrounding watercourses has been appropriately considered:



Welsh Water is owned by Glas Cymru - a 'not-for-profit' company.  
Mae Dwr Cymru yn addio i Glas Cymru - cwmni 'nid-er-ali'.

We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Penbryn Road,  
Nelson, Treham, Mid Glamorgan CF46 6LY

Rydym yn croeseu goheblaeth yn y  
Cymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestrnedig: Heol Penbryn  
Nelson, Treham, Morgannwg Ganol CF46 6LY.

- The pollution prevention plan provided is in accordance with the Environmental Agency Pollution Prevention Guidance. Since the development is in Wales Natural Resources Wales should be consulted and Welsh guidance has been adhered to and this be reflected in the pollution prevention plan.
- The pollution prevention plan be extended to include any mitigation measures necessary when the site is in operation.

## SEWERAGE

The area is not served by public sewers

## WATER SUPPLY

A water supply can be made available to service this proposed development. The cost of providing new on-site watermains can be calculated upon the receipt of detailed site layout plans which should be sent to the above address.

I trust the above information is helpful and will assist you in forming the information that that should accompany any future planning application.

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.*



We welcome correspondence in  
Welsh and English

Dŵr Cymru Cyf, a limited company registered in  
Wales no 2366777. Registered office: Pentwyn Road,  
Nelson, Treherbert, Mid Glamorgan CF46 6LY

Rydym yn croeseu gohablaeth yn y  
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng  
Nghymru rhif 2366777. Swyddfa gofrestrdedig: Heol Pentwyn  
Nelson, Treherbert, Morgannwg Ganol CF46 6LY.



Llywodraeth Cymru  
Welsh Government

Plas Carew, Uned 5/7 Cefn Coed  
Parc Nantgarw, Caerdydd CF15 7QQ  
Ffôn 0300 025 6000  
E-bost [cadw@llyw.cymru](mailto:cadw@llyw.cymru)  
[cadw.gov.wales](http://cadw.gov.wales)

Plas Carew, Uned 5/7 Cefn Coed  
Parc Nantgarw, Caerdydd CF15 7QQ  
Ffôn 0300 025 6000  
E-bost [cadw@llyw.wales](mailto:cadw@llyw.wales)  
[cadw.gov.wales](http://cadw.gov.wales)

Miss Gail E. Lewis  
Roger Parry & Partners

By email:  
[gail@rogerparry.net](mailto:gail@rogerparry.net)

Eich cyfeirnod  
Your reference

GL/gwynfaes/reah

Ein cyfeirnod  
Our reference

LL

Dyddiad  
Date

30 April 2018

Llinell unlongyrchol  
Direct line

0300 0259083

E-bost  
Email:

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

Dear Miss Lewis,

**Pre-Planning Application - Proposed free range poultry unit extension and all associated works - Gwynfaes, Rhandirmwyn, Llandovery, Carmarthenshire, SA20 0NG**

Thank you for your letter of 10 April 2018 inviting our comments on the pre-planning application consultation for the proposed development described above.

#### Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. 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 within the vicinity of 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

Mae Gwasanaeth Amgylchedd Hanesyddol Llywodraeth Cymru (Cadw) yn hyrwyddo gwaith cadwraeth ar gyfer amgylchedd hanesyddol Cymru a gwerthfawrogiad ohono.

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

Rydym yn croesawu gohebiaeth yn Gymraeg ac yn Saesneg.  
We welcome correspondence in both English and Welsh.



BUDD SODDWR MEWN POBL  
INVESTOR IN PEOPLE



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 related guidance.

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 there is a presumption against proposals which would involve significant alteration or cause damage, or which would have a significant impact on the setting of remains.

Finally, there may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Dyfed Archaeological Trust [www.dyfedarchaeology.org.uk](http://www.dyfedarchaeology.org.uk)

Yours sincerely,

Alexander Lamprey  
Diogelu a Pholisi / Protection and Policy



## Highways

### **F.A.O – Gail E Lewis**

Dear Ms Lewis,

Thank you for the pre-consultation (PAC) submission regarding a proposed free range poultry unit extension at Gwynfaes, Rhandirmwyn, Carmarthenshire.

***Ref: GL/gwynfaes, reah.***

Before responding formally to the consultation we have the below queries that require clarification:

- 1) Please provide details regarding the number of birds associated with the existing poultry unit at the site.
- 2) Section 4.13 on page 11 of the DAS indicates the anticipated number of vehicular movements associated with each aspect of the operation of the site however there is a certain lack of detail with regards to the manure spreading.
- 3) Manure spreading will generate vehicular movements. Where it is stated that these movements may be low and infrequent throughout an annual period more information is required. For example, are the sites listed in appendix 1 additional sites included within the manure spreading operation in order to facilitate the added manure produced as a result of the additional 8,000 birds?

I trust the above is sufficient for your current requirements. We will await the further information.

Cofion/Regards,

Aaron.

***Aaron Evans BA (Hons).***

***Senior Technician (Planning Liaison).***

NRW

No response received during statutory period for pre application consultation.