
DESIGN AND ACCESS STATEMENT

Erection of a 32,000 Free
Range Poultry Unit
At
Cae Mawr
Llanerch y Medd
Anglesey
LL71 8AN

Prepared for
DB & BE Evans



land & property
professionals

Roger Parry & Partners LLP
www.rogerparry.net
gail@rogerparry.net
Tel: 01691 655334

Contents

1.0	BACKGROUND.....	4
2.0	PROPOSAL AND CHARACTER.....	5
3.0	SITE AND SCALE	7
4.0	LANDSCAPING.....	7
5.0	BUILDING DESIGN	8
6.0	THE RANGING AREA AND FENCING	8
7.0	VEHICLE MOVEMENTS AND MOVEMENT TO, FROM AND WITHIN THE DEVELOPMENT	8
8.0	VEHICLE ROUTING	10
9.0	DRAINAGE.....	10
10.0	MANURE STORAGE & DISPOSAL.....	10
11.0	PRE PLANNING CONSULTATION	10
12.0	CLEANING OUT.....	10
13.0	EMISSIONS.....	11
14.0	PROTECTED SITES	11
15.0	NOISE / ODOUR MANAGEMENT	13
16.0	QUALITY STANDARDS.....	18
17.0	DEAD BIRD MANAGEMENT & PEST CONTROL	18
18.0	POLICY CONTEXT	19
19.0	ACCESS STATEMENT	25



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

20.0	COMMUNITY SAFETY.....	26
21.0	ENVIRONMENTAL DESIGN STATEMENT	27
22.0	PHYSICAL CONTEXT OF THE DEVELOPMENT	28
23.0	SOCIAL CONTEXT OF THE DEVELOPMENT	28
24.0	ECONOMIC CONTEXT OF THE DEVELOPMENT	28
25.0	CONCLUSION.....	29



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

1.0 Background

This Design and Access Statement shall consider those Planning matters relating to the submission of an application for full planning consent to Isle of Anglesey County Council for the proposal to construct a Poultry Unit on farm to accommodate 32,000 Free Range Chickens (Egg Production) together with associated feed bins and other associated works. The application is in respect of land at Cae Mawr, Llanerch y Medd, Anglesey, LL71 8AN and is submitted by DB and BE Evans.

Cae Mawr is a mixed enterprise farm with suckler cows and a large commercial flock of sheep. Cae Mawr extends to 310 acres of owner occupied land. The farm is a developed unit, with a large range of modern steel portal framed farm buildings, together with retained traditional buildings. Buildings include silage clamps and manure stores also.

Mr Robert Evans and Mrs Kim Evans and their young family help run the family farm. The family runs a successful mixed enterprise unit. The business is now considering expanding its diversification on farm to a 32,000 free range poultry unit. The enterprise has been fully investigated by the business which they are more than confident that the free-range unit can be a success and supplement the current farm profits.

Please see below photographs of the site:



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

Cae Mawr Farm is shown on the aerial photograph above. The farm lies to the north of the rural village of Llanerch y Medd.

The farm lies in a rural location with only limited residential properties having long distance views over the farmstead.

The location of the proposed building has been carefully considered, to be as close as possible to the existing range of farm buildings. The site is located within a grassland field adjoining existing farmstead. The building is located within two field parcels to allow birds to range in both directions and to ensure that the development proposed is not too close to the county highway. The positioning will result in the removal of some 95 metres of hedgerow however this is not an established, full hedgerow as detailed in the submitted Ecology report. The base of the hedgerow is present however it is extremely 'gappy'. The proposal will see additional hedgerow's planted and the replanting of existing hedgerows together with creation of stock proof boundaries to the hedges.F

There are no public footpaths affecting the site.

Appendix one of this statement shows visual images of the proposed site and the entrance to the farmstead. The site selected to develop to accommodate the poultry unit lies to the south-west of the farmstead in an improved pasture field adjacent to the existing farm buildings. Further landscape works are required to accommodate the building into the landscape.

The location of the proposed building has been carefully considered, to be as close as possible to the existing range of farm buildings and also surrounding existing hedgerow boundaries and woodland which will provide screening to the development. The site is located within an improved pasture field.

2.0 Proposal and Character

The proposal is for the creation of a Poultry Unit at Cae Mawr to provide accommodation for a 32,000 free range birds. The proposed building is to the south-west of the Cae Mawr farmstead and is seen in the same context as the farm buildings already situated on farm and is surrounded by extensive landscaping, in the form hedgerow and tree plantation.

The proposed building shall be 68.6 metres long with a 10 metre long egg room by 46 metres wide with a roof pitch of 15°, internal eaves height of 3.5 metres. The building shall house 32,000 free range birds. The total footprint of the building is 3,204 square metres. The building shall be constructed of box profile steel sheeting to the walls and



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

also to the roof, with UPVC double glazing windows. The box profile steel sheeting is juniper green.

The size of the proposed building is in line with the land availability surrounding the development, at a ratio of 2000 birds for every hectare of land. The maximum ranging distance associated with the building is 350 metres from building to the external perimeter of associated land.

The elevations of the building are shown on the submitted Elevation Drawings as listed below;

- Site Plan – GL/Evans/Caemawr/001
- Location Plan – GL/Evans/Caemawr/002
- Elevational Drawings – GL/Evans/Caemawr/003



The birds shall have access to roam the land lying to the east and west of the proposed building which shall be dedicated pasture for the enterprise. The land will be fenced using electric fencing to keep predators out. Birds will be inspected at least once a day.

The building proposed operates a Multi-tier system, thus meaning birds can be housed in a smaller building than a Single tier system. The two tier system operates two tier perching decks for those laying hens within. The perching areas are slatted to allow



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

the manure to drop through the flooring system onto the manure conveyor belt. The manure conveyor belt is operated every four days and removes the manure from the internal conveyor belt to the external conveyor belt and the manure spreader parked outside ready to directly apply the manure to the land if the nutrients are required. If the nutrients are not required the manure will be stored in a purpose built building to be built on farm. No manure will be spread in the winter months.

The building shall be constructed using steel box profile sheeting in juniper green colour to assist in assimilating the building into the local landscape.

The birds are Free Range and have an opportunity each day to exit the building and roam the designated ranging ground. The birds will exit the building using pop holes which are included in the design of the building. The maximum stocking density for the unit is nine birds per square metre, and there must be 250cm square of litter area per bird. The perches internally for the birds shall allow a depth of 15cm per hen and there must be a minimum of 10cm of feeders per bird and one drinker per ten birds.

Feed for the 32,000 birds is proposed to be stored in four external feed bins. The feed bins shall be juniper green. The feed will be automatically conveyed to the unit. The steel bins shall be located adjacent to the proposed building.

Free Range Birds are brought into the enterprise as young laying stock and remain in the unit for a fourteen month period. Following the end of the cycle for the laying stock all birds are removed and the building is thoroughly cleaned internally and the next flock introduced to restart the cycle.

3.0 Site and Scale

The location of the building has been carefully considered, the application site is set adjacent to the existing farmstead and this would provide a low lying well screened site.

There are no public footpaths affecting the proposed site.

The proposed building shall be 68.6 metres long with a 10 metre long egg room by 46 metres wide with a roof pitch of 15°, internal eaves height of 3.5 metres. The building shall house 32,000 free range birds. The total footprint of the building is 3,204 square metres.

4.0 Landscaping



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

The location of the building has been carefully considered. The application site is set as close as possible to the existing farmstead but with care given to the visual appearance of the proposed unit in the landscape. The applicants home is situated in amongst the existing farm complex and directly behind the woodland leading from the County Highway to the farm yard itself and the aim of the family was to develop a site that would provide a low lying well screened site with mature hedgerows providing good visual mitigation as per the existing farm complex. The site can be extremely well screened with planting and hedgerow management to ensure further visual benefits and screening.

The building proposed has been positioned to be as close as possible to the existing buildings upon farm within a highly landscaped pasture land. The unit has been positioned to make maximum use of the topography of the land making sure that the building is not visually intrusive.

Should the Local Authority require additional Landscaping around the proposed development the Applicant would be willing to undertake a scheme to be approved by the Authority.

5.0 Building Design

The building forms part of the existing farm building complex and benefits from natural topography hiding the building from virtually all vantage points. The design will be low profile and the materials of the roof and sides will be clad with timber sheeting (or a colour to be approved by the LPA) set above a low concrete base wall.

6.0 The Ranging Area and Fencing

The birds within the free range unit will graze the designated land in a rotational field system. The birds will step out of the building through the pop holes provided and onto a veranda, which shall ensure that the ground is not poached and compacted by the birds. The veranda shall also ensure that the feet of the birds are cleaned prior to entering the building. The birds will be then directed to those fields available for grazing in rotation to prevent over stocking of the ground and ensure the fertility of soil. Good pasture management is essential, and it is paramount the problems of parasitic intestinal worms and coccidian oocysts are avoided.

Electric fencing shall surround the ground used as part of the enterprise to prevent predators entering onto the land.

7.0 Vehicle Movements and Movement To, From and Within the Development



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

The proposed building shall be accessed using the existing internal farm road. The access shall be extended past the existing buildings to join onto a new internal track leading to the proposed building.

All vehicles attending the Poultry Unit would access the farm via the unclassified road which runs directly through the farmstead at Cae Mawr. The farm is approached through the village of Llanerch y Medd, a right turning is taken from the village centre to continue on the B5111 road for approximately 1.5 miles, Cae Mawr entrance is then indicated by a farm sign on the left hand side. It is not considered necessary to propose a routing plan for the poultry unit, given the low volume of additional vehicle movements to Cae Mawr.

The proposed extension to the free range unit would require the following vehicular activity as per the existing unit;

The proposed free range unit would require the following vehicular activity;

- **Delivery and Removal of Birds.** At the beginning of the cycle a rigid lorry would deliver all of the birds and then remove the said birds at the end of the 14 month cycle. The new proposal would generate two additional vehicular movement to the farm per annum (in and out of the farm 4 additional movements).
- **Egg Collection.** Collection of eggs would take place two times per week in a rigid 3 axle vehicle. The proposal would result in 104 movements per annum (in and out of the farm 208 movements).
- **Delivery of Feed.** The poultry unit requires the delivery of feed every 12 days, the new proposal would therefore see one additional movement to the farm every 12days, resulting in 30 additional movements per annum (60 in and out of the farm).
- **Manure.** Manure will be removed from the unit every four days, by tractor and trailer and shall be used on land in the ownership of the business if weather conditions permit and the nutrients are required. If the nutrients are not required the manure will be stored in a purpose built building to be built on farm. No manure will be spread in the winter months. There will be additional movements involving the application of manure however these shall be confined to the farming unit at Cae Mawr.
- **Staff.** The unit shall be run by Robert and Kim Evans, who currently reside on site resulting in no additional movements. An additional two members of staff shall be required to assist with the packaging of eggs and this employment will be sourced locally.



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

8.0 Vehicle Routing

All vehicles attending the Poultry Unit would access the in the same manner as which the existing farmstead is approached and would be directed to the poultry unit through the farmstead. It is not considered necessary to propose a routing plan for the poultry unit, given the low volume of additional vehicle movements to Cae Mawr.

9.0 Drainage

Surface Water from the proposed building will be captured within a rainwater harvesting facility together with existing soakaways. A clean water storage tank will be installed. All dirty water will be routed and collected in a dirty water tank.

10.0 Manure Storage & Disposal

A 32,000 free range unit is anticipated to produce 800 tonnes of manure within each 14 month cycle. The manure is proposed to be removed every four days using a conveyor belt system and then shall be directly applied to the land weather permitting. If the weather does not allow immediate application of manure, it shall be stored in a manure store on farm. The manure produced shall have a low moisture content thus meaning it can be easily stored if required, however, this is not preferred by the business. At the end of the cycle it would take approximately one to two days to clean and sterilise the building in preparation for the new flock.

All manure applied to the land will be done so in accordance with regulations for Good Agricultural and Environmental Conditions regarding soil and water. The manure shall be applied in accordance with the Silage, Slurry and Agricultural Fuel Regulations in line with the businesses' manure management plan.

The land available for manure application is shown at Appendix 2 of this Design and Access Statement.

11.0 Pre Planning Consultation

Pre planning notices were served upon the local Community Council and the Local County Councillor. There are properties within 400 metres of the selected site and notice was served upon all properties. A site notice was displayed for a period of over 28 days.

12.0 Cleaning Out



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

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 ready to directly apply the manure to the land if the nutrients are required. If the nutrients are not required, the manure will be stored in a purpose built building to be built on farm. No manure will be spread in the winter months.

13.0 Emissions

The building design incorporates the use of mechanical ventilator extractor fans, the mechanical extractor fans 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.

Please see the ammonia screening document for detailed analysis of the Ammonia and Nitrogen Deposition from the proposal.

14.0 Protected Sites

All Sites of Special Scientific Interest within 5km must be considered and those Special Areas of Conservation within 10km of the site. Your development must not increase the critical background levels of SSSI by more than 8% and SAC by more than 1%. All sites with modelling over 1% must be subject to bespoke ammonia modelling.

Sites within 10km of your farm are detailed below;



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

No. of Designated Sites 23 found

VERIFY RECEPTOR LOCATIONS

Site No.	Name	Distance(km)	Designation	Easting	Northing
1	Llyn Alaw	1.088	SSSI	241411	386960
2	Llyn Hafodol and Cors Clegyrrog	3.739	SSSI	239570	388869
3	Mynydd Parys	4.05	SSSI	243273	390132
4	Tyddyn y Waen	4.88	SSSI	246675	384252
5	Nantanog	4.976	SSSI	238153	383345
6	Corsydd Mon / Anglesey Fens	5.266	SAC	246694	383461
7	Cors Erddreiniog	5.266	SSSI	246694	383461
8	Salbri	5.389	SSSI	237463	388772
9	Coed y Gell and Morfa Dulas	5.752	SSSI	247772	387694
10	Penrhos Lligwy	5.952	SSSI	247969	384715
11	Fferam Uchaf	6.009	SSSI	236223	386725
12	Traeth Lligwy	7.139	SSSI	248991	388461
13	Llyn Llygeirian	8.026	SSSI	234810	389327
14	Cors Bodwrog	8.157	SSSI	241092	378144
15	Llyn Llywenan	8.186	SSSI	235075	382212
16	Y Fenai a Bae Conwy / Menai Strait and Conwy Bay	8.248	SAC	250398	387226
17	Cors Goch	8.539	SSSI	249168	381273
18	Craig Wen/Cors Castell	8.916	SSSI	249359	380894
19	Llanbadrig - Dinas Gynfor	8.967	SSSI	238466	394371
20	Cae Gwyn	9.169	SSSI	234819	391647
21	Y Werthyr	9.342	SSSI	237539	378134
22	Tre'r Gof	9.485	SSSI	236144	393514
23	Caeau Talwrn	9.732	SSSI	247423	378005

As demonstrated in the above table, Llyn Alaw SSSI is 1.088km away from the proposed site which will need to be considered. As it is under 5km from the development, a Bespoke Modelling is required to illustrate the impact that the proposed development will cause on the SSSI and the Bespoke Modelling Report of A and S Modelling Data is submitted in support of this application.

Other sites to confirm that are under 10km of the proposed development are Llyn Hafodol and Cors Clegyrrog, Mynydd Parys, Tyddyn y Waen, Nantaenog, Corsydd Mon and Y Fenai a Bae Conwy which will be included within the Bespoke Modelling.

Ancient Woodlands within 10km also need to be considered and from our investigations, it appears that there is an Ancient Woodland situated towards the entrance of Cae Mawr Farm and this is discussed in the Ammonia Modelling Report of A and S Modelling Data and the Ecological Report of Arbor Vitae submitted in support of this application.



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

15.0 Noise / Odour Management

NOISE

Planning Policy

Within the United Kingdom there are no legal standards requiring noise levels to be applied however, guidance is provided under Statutory Nuisance Legislation under the Noise and Statutory Nuisance Act (1993) and the Environmental Protection Act (1990), as a result of this legislation British Standards provide guidelines to be considered. It is noted that in the majority the impact of noise and vibration from the proposed developments would be considered by the Local Planning Authority and the appointed Environmental Health Officer.

Within Wales noise is covered under Technical Advice Note (TAN) 11 (1997). TAN 11 “provides advice on how the planning system can be used to minimise the adverse impact of noise without placing unreasonable restrictions on development or adding unduly to the costs and administrative burdens of business. It outlines some of the main considerations which Local Planning Authorities should take into account in drawing up development plan policies and when determining planning applications for development which will either generate noise or be exposed to existing noise sources.”

British Standards together with TAN 11 refer to noise in decibels (dB). The glossary to TAN 11 confirms that a decibel is “a unit of noise level derived from the logarithm, the ratio between the value of a quantity and a reference value, it is used to describe the level of many different quantities, the sound pressure level for reference quantity is 20 µpa, the threshold of normal hearing is in the range 0 dB, and 140 dB is the threshold of pain, change of 1dB is only perceptible under controlled conditions.”

The applicants have assessed the impact of the proposed poultry installation at Cae Mawr in respect of noise and vibration with particular reference given to the impact on nearby residential receptors.

Noise and vibration can occur as a result of the development in a variety of ways from the construction of the Poultry Unit to the operation and also the decommissioning of the unit.

The applicants have also given consideration to associated traffic movements and their impact on adjoining residential receptors. Note is made that the planning application has considered the worst case scenario in regard to noise emissions and traffic levels. However, whilst addressing all issues, the applicants have sought to



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

provide mitigation through the use of appropriate sound barriers and insulation of the building.

During the construction of the Poultry Unit machinery will be used to build the unit which will result in temporary noise affecting local residential properties, however, working hours for construction of the Poultry Unit will be contained to within the working day and the noise shall be heard in consideration with the existing farm unit, so shall not be considered to be detrimental to the sensitive areas.

Sensitive Receptors

The impact of the proposed development potentially could have an impact on local residential properties. Cae Mawr lies within a rural area where livestock farming and operations on the land are undertaken on a daily basis. Operations undertaken by the existing farm business would be the housing and feeding of livestock, application of manure to the land and storage of manure if required, both of the aforementioned activities could result in the potential for odour. The table below outlines sensitive receptors within the vicinity of the site.

The closest dwelling to the unit is Cae Mawr farmhouse which is occupied by Mr Robert and Mrs Kim Evans and their young family. This is approximately 153m from the unit.

The nearest local residential property is some 285 metres from the proposed unit, in between the properties the topography of the land changes dramatically and within the separating distance there are a number of hedgerows and trees which will act as a buffer to the sound.

<u>Sensitive Receptor - Name</u>	<u>Distance (Metres)</u>
Cae Mawr	153 – occupied by Mr & Mrs Evans partners in DB & BE Evans
Merllyn	285
Graig	464
Bodelwen	605

The proposed poultry unit at Cae Mawr shall have eight mechanical roof fans and eight mechanical gable end fans which will be used during periods of hot weather only. The proposed poultry unit will use natural ventilation from the pop holes of the poultry unit for the majority of the year. It is paramount that mechanical fans are installed within the building as they are used to control the temperature, it is vitally important to bird welfare during periods of hot weather.



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

Cae Mawr is situated in a rural location and the main sources of the noise in this area emanate from agricultural operations and road traffic. Peak agricultural traffic is generated between May and the end of August when the annual harvest is undertaken. The proposals at Cae Mawr would not result in an exceedance of noise levels in the area.

The operation of the proposed Poultry Unit at Cae Mawr will generate less sources of noise and vibration than the existing farmstead, the proposal does not have the potential to generate significant additional sources. The positioning of the proposed Poultry Unit amongst the existing farm buildings and surrounded by extensive existing landscapes also maintains a level of comparative impact in respect of noise and vibration.

During de-commissioning of the Poultry Unit, the impact of the noise would be minimal and similar to the construction phase and shall be over a short period of time. The birds in the unit are female and are not noisy whilst in the ranging area. No cockerels are housed within the building.

The applicants would aim to mitigate the noise emanating from their Poultry Unit with basic design procedures. Most of the noise emanating from the Poultry Unit once operational will be internal and therefore housed within the proposed building, therefore, there will be no negative impact on the residential properties from the housing of 32,000 birds on site. The building has been sited as close as possible to the existing farmstead taking into consideration existing landscape features, constraints of the existing farmstead and in a site which has the benefit of the surrounding topography together with intervening features such as woodland and hedgerows which shall act as a baffle to any sound emanating from the development.

The building will be insulated and will use double glazed windows thus reducing any noise from the development.

Within the building eight mechanical roof ventilation fans and eight mechanical gable end fans will be installed. Around the ventilation fans noise baffles will be used thus reducing any negative noise resulting from the ventilation fans. The extractor fans are thermostatically controlled so will only operate when required, tending to be more frequently during hot weather. The augers used to provide feed around the unit will only operate six times per day for nine minutes resulting in very little noise.

The vehicle movements to and from Cae Mawr will be restricted to daytime operational hours and all deliveries will take place between 07:00 and 21:00 during the week days and 07:00 and 18:00 on Saturdays and Sundays together with bank



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

holidays. No movements will be attributable to the development after 21:00 hours therefore there shall be no impact on the surrounding residential properties.

The noise levels associated with the unit are negligible and would be set against the existing background noise levels of the existing farm, surrounding roads and agricultural uses.

MITIGATION

A number of practices will be adhered to ensure that there is no impact by the development upon residential dwellings these include:

- Limiting the hours of delivery to avoid sensitive periods, this refers to both birds and feed;
- The building itself and internal equipment will receive regular maintenance to ensure that excessive noise and vibration are not generated;
- Placing silencers and engine covers on machinery and engines within the building should noise issues become a problem:
- If machinery is found to be generating excessive noise, the machinery shall be replaced and immediately taken out of the building unless it is critical to bird welfare that the machinery is present within the building. Repairs shall be undertaken within 24 hours;
- No high revving of engines will be undertaken on farm;
- Bleepers on machinery will remain as this is a health and safety matter, however, their use shall be limited to non-sensitive hours;
- As this is a purpose built building, it is modern in its design and will use the latest technologies to limit the noise impact of the development;
- Mechanical ventilation will operate only during hot weather reducing any potential noise. They are positioned in the ridge of the building to reduce their vibration.

ODOUR



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

Odour is potentially an issue affecting nearby residential receptors although mitigation measures can be used to reduce the impact of odour to a negligible nuisance.

The proposed Poultry Unit is designed to incorporate a slatted floor for the poultry manure, this design has a proven history of creating no odour. The manure is then regularly removed from the building. A poultry unit removes manure less frequently than other agricultural enterprises, the nearest receptor is 285 metres away reducing the risk of smell and is under the control of the applicant.

Any odour within the Poultry Unit will not be apparent outside the surroundings of the Cae Mawr unit, so shall not affect those aforementioned residential receptors.

The poultry Unit will comply with the DEFRA Guidelines within "Protecting all Water, Soil and Air – A Code of Good Agricultural Practice for Farmers Growers and Land Managers 2009."

The applicants are proposing a multi-tier poultry system which would result in a low odour emission as a result of the fact the manure from within the building would be regularly taken out and cleared from the building and applied to the land. This is far better than the historic single tier system which means that the manure is contained within the building for the full 14 month cycle thus increasing not only the odour, but also dust and the possible impact of rodents within the building. The applicants would apply the manure to the land and it would be incorporated into the land within a 24 hour period thus meaning the odour would be limited. Any additional manure will be stored in the existing manure store.

The manure is to be regularly removed from the poultry building, therefore there will not be a prolonged increase in the odour emissions attributable to the poultry manure, as it will be regularly removed rather than allowing a crust to form on the top of the manure which can increase the odour emissions.

Odour will be kept to a minimum within the Poultry Unit itself, as during the day the pop holes incorporated into the building to allow the birds to enter onto the ranging area will be open, thus meaning the building has a natural source of ventilation and reducing the odour associated with the development. Water from the nipple drinkers is also controlled and is prevented from being spilt onto the manure increasing the associated odour issues.

The Best Available Techniques will be used to mitigate the impact of odour on residential receptors. Messrs Evans have to comply with the information published by the Government known as Protecting our Water, Soil and Air, a Code of Good



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

Agricultural Practice for Farmers, Growers and Land Managers, together with the Codes of Good Agricultural and Environmental Condition imposed by the Basic Payment Scheme of the Welsh Government, and also the Statutory Management Regulations of the European Union.

It is noted that odour is very rarely an issue on a modern poultry unit as the buildings are purpose built, technology has advanced greatly, and natural ventilation together with mechanical ventilation is used within the building, and the applicant would be adhering to codes of best available techniques to ensure that the unit was well run.

In order to comply with the Freedom Foods requirements and continue to adhere to the requirements of the egg collector, Messrs Evans would also need to make sure that the operation was extremely clean and tidy.

The results of the risk assessment with regard to odour confirm that the risk of odour affecting local residential receptors is low as a result of the strict management of the unit together with the intervening land forms such as trees and hedgerows which will reduce the impact of odour. We would refer you to the submitted Manure Management and Management Plan supporting the application at Cae Mawr.

In view of the aforementioned, it is vital that Messrs Evans are not operating their business with issues such as odour and noise.

16.0 Quality Standards

All eggs produced at Cae Mawr will be done so in a Free Range System, thereby meaning the eggs and chickens are managed to comply with the RSPCA Freedom Food Standards which are appended to this statement (Appendix 3).

The applicants as will all their farming enterprises will endeavour to ensure high standards of welfare are maintained.

The Unit will adhere to the Codes of Good Agricultural and Environmental Condition and Cross Compliance Regulations of the Welsh Government. During application of manure to the land the Silage, Slurry and Agricultural Fuel Regulations will be adhered to.

17.0 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 :







The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

-  Reduces the risk of disease spread 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 flies controls replaced periodically to prevent the flies entering the building from the outside.

18.0 Policy Context

Planning Policy Wales (Edition 8, January 2016) – Chapter 7 Economic Development

7.1.1 For planning purposes the Welsh Government defines economic development as development of land and buildings for activities that generate wealth, jobs and incomes. Economic land uses include the traditional employment land uses (offices, research and development, industry and warehousing), as well as uses such as retail, tourism, and public services. The construction and energy sectors are also important to the economy and are sensitive to planning policies.

7.1.2 It is essential that the planning system considers, and makes provision for, the needs of the entire economy and not just those uses defined under parts B1-B8 of the Town and Country Planning Use Classes Order. Particular policies on other economic sectors are also found elsewhere in Planning Policy Wales: in relation to Retail and Town Centres (Chapter 10); Tourism, Sport and Recreation (Chapter 11) and Infrastructure and Services (Chapter 12).

7.1.3 The planning system should support economic and employment growth alongside social and environmental considerations within the context of sustainable development. To this end, the planning system, including planning policies, should aim to ensure that the growth of output and employment in Wales as a whole is not constrained by a shortage of land for economic uses. Local planning authorities should aim to facilitate the provision of sufficient land required by the market, except where there are good reasons to the contrary. In addition, wherever possible local planning authorities should seek to guide and control economic development to facilitate regeneration and promote social and environmental sustainability. In so doing, they should aim to:



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

- co-ordinate development with infrastructure provision;
- support national, regional, and local economic policies and strategies;
- align jobs and services with housing, wherever possible, so as to reduce the need for travel, especially by car;
- promote the re-use of previously developed, vacant and underused land; and
- deliver physical regeneration and employment opportunities to disadvantaged communities.

7.3.3 Local planning authorities should adopt a positive approach to development associated with farm diversification in rural areas, irrespective of whether farms are served by public transport. While initial consideration should be given to adapting existing farm buildings⁹, the provision of a sensitively designed new building on a working farm within existing farm complexes may be appropriate where a conversion opportunity does not exist.

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.

7.4 Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities (July 2010) supports and encourages the need for economic development. TAN 6 in its entirety recognises the importance of development.

TAN 6 confirms that “the planning system has a key role to play in supporting the delivery of sustainable rural communities.”

‘Strong rural economies are essential to support sustainable and vibrant rural communities. A strong rural economy can also help to promote social inclusion and provide the financial resources necessary to support local services and maintain attractive and diverse natural environments and landscapes”

TAN 6 states that “when considering planning applications for farm diversification projects, planning authorities should consider the nature and scale of activity taking a proportionate approach to the availability of public transport and the need for improvements to the local highway network.”



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley & Welshpool

Section 6 of TAN 6 discusses Sustainable Agriculture. “The Welsh Governments objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting sustainability of agriculture.”

TAN 6 recognises that “farms vary considerably in size, type and farm business and layout. The loss of part of a holding can have important implications from the remainder. The effect of severance and fragmentation upon the farm and its structure may be relevant.”

7.5 Technical Advice Note (TAN) 23 – Economic Development (February 2014) stipulates that “Sustainable development is essential to building strong rural economies and vibrant communities.” “When businesses expand or modernise, they may need to do so in situ; it may be highly inefficient or impracticable for them to relocate to a subsequently preferable site.

7.6 Development Plans and the economy should:

- include policies encouraging farm diversification and new rural development opportunities;

Joint Local Development Plan (Anglesey and Gwynedd) Adopted July 2017

Anglesey and Gwynedd County Council have a Joint Local Development Plan (JLDP) that was adopted in July 2017 that set out their planning policies;

Anglesey and Gwynedd aims to put plans and projects in place that will promote prosperous, healthy and safe communities. By 2026 aim that the JLDP will be one that where it's residents and businesses are able to grasp new transformational economic opportunities in order to thrive and prosper and which promotes economic activity amongst young people.

JLDP Strategic Objective 12 – Theme 3

Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests.

JLDP Strategic Policy 13 – Providing opportunity for a flourishing economy



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

4. Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS5 and PS6.

6.2.4 Within the context of rural protection however, this policy acknowledges that some types of developments are necessary if the plan is to address the area's social, economic or environmental needs. If a development is acceptable in principle, this Policy and other detailed policies in the Plan or national planning policies will ensure that the development will not threaten or harm the attributes of the countryside within the Plan area.

6.3.30 Gwynedd Council's key aim is to seek to ensure a geographical spread of employment opportunities. The rural economy has an important role in the area in terms of the agricultural sector, tourism and small rural businesses.

6.3.55 Tourism provides an important source of income to several towns and rural communities in the form of visitor spending on accommodation, food, drink, leisure activities and shopping, and also to local business supply chains and wholesalers. Tourism brings over £238 million into Anglesey's local economy and over £851 million into Gwynedd (including Snowdonia National Park) each year and supports over 4,000 and 15,819 local jobs, respectively.

6.5.56 The Councils consider that in some instances, some waste management facilities may be acceptable on agricultural land as part of farm diversification, particularly where it can be demonstrated that the waste is generated locally and the output is applied locally. The rural nature of the Plan area may also necessitate small scale facilities being located outside development boundaries to reflect existing transport infrastructure.

The following policies are applicable to the proposal to apply for full planning for the erection of a 32,000 bird unit at Cae Mawr;

Strategic Policy PS 5: Sustainable Development

Development will be supported where it is demonstrated that they are consistent with the principles of sustainable development. All proposals should:

1. Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS 6;



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

2. Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS 17, PS 13 and PS 14;
3. Promote greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, arts, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel;
4. Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS 1;
5. Preserve and enhance the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation of their social and economic contribution and sustainable use of them in accordance with Strategic Policy PS 20;
6. Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS 19;
7. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;
8. Reduce the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; and progressing the objectives of the Western Wales River Basin Water Management Plan.

Proposals should also where appropriate:

9. Meet the needs of the local population throughout their lifetime in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS 16;



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

10. Promote a varied and responsive local economy that encourages investment and that will support Centres, Villages and rural areas in accordance with Strategic Policy PS 13;

11. Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS 13;

12. Reduce the need to travel by private transport and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS 4;

13. Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime in accordance with Policy PCYFF 3.

Strategic Policy PS 6: Alleviating and Adapting to the Effects of Climate Change

In order to alleviate the effects of climate change, proposals will only be permitted where it is demonstrated that they have fully taken account of and responded to the following:

1. The energy hierarchy:
 - i. Reducing energy demand;
 - ii. Energy efficiency;
 - iii. Using low or zero carbon energy technologies wherever practical, viable and consistent with the need to engage and involve communities; protect visual amenities, the natural, built and historic environment and the landscape.
2. Reducing greenhouse gas emissions, help to reduce waste and encourage travel other than by car.

In order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken account of and responded to the following:

3. Implementing sustainable water management measures in line with the objectives in the Western Wales River Basin Management Plan;
4. Locating away from flood risk areas, and aim to reduce the overall risk of flooding within the Plan area and areas outside it, taking account of a 100 years and 75 years of flood risk in terms of the lifetime of residential and non-residential development,



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

respectively, unless it can be clearly demonstrated that there is no risk or that the risk can be managed;

5. Be able to withstand the effects of climate change as much as possible because of its high standards of sustainable design, location, layout and sustainable building methods (in line with Policy PCYFF 3);

6. Safeguarding the best and most versatile agricultural land, promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles;

7. Ensuring that the ability of landscapes, environments and species to adapt to the harmful effects of climate change is not affected, and that compensatory environments are provided if necessary;

8. Aim for the highest possible standard in terms of water efficiency and implement other measures to withstand drought, maintain the flow of water and maintain or improve the quality of water, including using sustainable drainage systems (in line with Policy PCYFF 6).

19.0 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

UDP Policy DC1: 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 Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

The design of the application will have full consideration for ease of access for disabled pedestrian use. Our full application submitted incorporates the following points:-

1. The car parking area will be located near to the principal entrance and is at the same level as the principal entrance.
2. Access from the car parking area to the principal entrance is by way of hard landscaping, which is suitable for a disabled wheel chair.
3. The principal entrance is at a level threshold.
4. Easy access is obtained around the circumference of the building by way of hard landscaping.
5. All construction work to comply (where relevant) to Part M of the Building Regulations Act 2000, and also subsequent amendments.
6. All doors to be of disabled criteria.
7. All external doors to be 930mm minimum width.
8. All sockets and light switches to be in compliance with Part M with regard to the height from floor level.
9. All washing facilities are located on the same level (ground level).

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

All of the measures detailed above will be maintained in such a way that will allow all people access to / from and around the building. Also the facilities within the building will also be constructed and maintained in such a way to ensure people's access within the development.

20.0 Community Safety

Site Security

Security is critical throughout day and night to prevent the theft of equipment and livestock at Cae Mawr. The farmhouse is positioned very near to the unit and therefore security is available on site throughout the day and night, staff are always on hand 24 hours per day to ensure the welfare of the livestock.



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

Offices also at Minsterley &
Welshpool

21.0 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 and maximise energy conservation through the use of appropriate materials, design, layout and orientation.

It would be normal practice because the Poultry Unit is over 1000m² for the development to have to meet the BREEAM 'Very Good' standard and achieve the mandatory credits for 'Excellent' under Ene 1 – reduction of CO₂ Emissions. The proposed use is a purpose built poultry unit which is specifically designed for the welfare of the birds. As a result of this together with the natural ventilation provided through the building in the form of pop holes this standard is not required.

- The pop holes will be open during the day to provide natural ventilation to the building rather than using mechanical ventilation. Mechanical ventilation will only be used to assist natural ventilation during periods of hot weather.
- Manure will be used on the land at Cae Mawr and land in their control reducing the need to import fertiliser onto the farm. Manure may also be sold off farm to other farmers thus reducing their use of inorganic fertilisers and the manure will also be sold to an Anaerobic Digestion plant and converted into a renewable energy.
- Stone which is available on farm will be used to provide the hardcore for the concrete slab of the building and to extend the farm track.
- It would be possible to harvest the rainwater off the roof of the building and reuse the water for washing down the building.
- No protected species would be affected as a result of the proposals.

The above points ensure that the Unit is sustainable as required by Anglesey County Council.

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.



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

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

22.0 Physical context of the development

The proposed site for the poultry unit is as close as possible to the existing range of modern farm buildings. The unit is proposed a short distance from the existing farmstead to allow its interaction into the landscape. The unit is placed in the hollow of an undulating field and is surrounded by existing hedgerow planting which makes the unit less visually intrusive. All sites adjoining the main unit would require considerable groundworks in a visual location. Two partners within the farming business reside within the farmhouse at Cae Mawr.

23.0 Social context of the development

The scale and type of the proposed poultry unit will be in keeping with the existing range of farm buildings on site and other agricultural buildings within Anglesey as can be seen by the plans submitted. The size and position of the proposed unit is to be agreed with Anglesey County Council, but following analysis of policy against the available sites at Cae Mawr, it is believed that the best site is presented in terms of landscape and visual amenity, proximity to existing buildings, highway access to name a few reasons.

24.0 Economic context of the development

Farm businesses need to grow in response to market forces and changing legislation if they are to survive. DB & BE Evans is an existing farm business which is moving forward and utilising the land within its control. It is the belief of the business that the farm cannot expand any further into sheep and beef as land and building restraints would make it uneconomical. The poultry enterprise has been seen as an opportunity to generate another income on the holding to enable all the partners to still remain in the locality and also allow Robert and Kim's young daughters an opportunity to come home and farm.

The farm business is proposing to construct the free range egg production enterprise. This enterprise has been researched fully and they are confident that the business can be a success and supplement the current marginal farm profits.



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net







Offices also at Minsterley &
Welshpool

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

Planning Policy Wales is supportive of diversification of agricultural enterprises.

The current market dictates that agriculture must adapt to meet consumer demands, the applicant has chosen to diversify to respond to the demand for free range eggs.

25.0 Conclusion

-  The farm business DB & BE Evans is proposing to erect a poultry unit on farm to provide accommodation for a 32,000 Free Range Birds on farm which is a considerable investment by the farming business. It has been researched thoroughly and the business is adamant that the extended enterprise will be successful. The development proposed is additional farm diversification championed by the Government.
-  The application site lies as close as possible to the existing farmstead at Cae Mawr having regard to the landscape constraints. Although the development is within the open countryside it is adjacent to the farmstead as required by the Welsh Government and Anglesey County Council thus reducing the impact of the development on the landscape. The colour of the building proposed is juniper green, again allowing the unit to be assimilated into its surrounding landscape.
-  The unit shall have no detrimental impact on surrounding residential properties as a result of the intervening topography and landscape features together with the distance of the property from the Cae Mawr Poultry Unit.
-  The development will not have a detrimental impact on local habitats and the biodiversity of the site.
-  The proposals will result in minimal increases to highway movements related to the farming unit.
-  The proposal is in line with the policies of the Welsh Government contained within Planning Policy Wales and the policies of the Anglesey and Gwynedd County Council Joint Local Development Plan, therefore, it is respectfully requested that full planning consent is given to the development.



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*

APPENDIX 1 – Photographs of Site at Cae Mawr



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*



The Estates Office
20 Salop Road
Oswestry
Shropshire
SY11 2NU

Phone 01691655334

mail@rogerparry.net
www.rogerparry.net

*Offices also at Minsterley &
Welshpool*