



## **DESIGN & ACCESS STATEMENT**

<b>DEVELOPMENT:</b>	Full planning for the erection of a poultry unit extension to accommodate 16,000 free range chickens (egg production) together with associated works
<b>LOCATION:</b>	Plas Tirion Farm Llanrug Caernarfon Gwynedd LL55 4PY
<b>CLIENT:</b>	D C & H Mackinnon

**Roger Parry & Partners LLP**  
**The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU**  
**Tel: 01691655334 Fax: 01691 657798**  
**Email: [richard@rogerparry.net](mailto:richard@rogerparry.net)**

*Also at: 11 Severn Street, Welshpool, Powys, SY21 7AG*  
*Tel: 01938 554499 Fax: 01938 554462 Email: [welshpool@rogerparry.net](mailto:welshpool@rogerparry.net)*

*Also at: Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ*  
*Tel: 01743 791336 Fax: 01743 792770 Email: [mail@rogerparry.net](mailto:mail@rogerparry.net)*

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The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
Minsterley&Welshpool

## 1. Background

This Design and Access Statement shall consider those Planning matters relating to the submission of an application for full planning consent to Gwynedd County Council for the proposal to construct a Poultry Unit extension on farm to accommodate 16,000 Free Range Chickens (Egg Production) together with other associated works. The application is in respect of land at Plas Tirion Farm, Llanrug, Caernarfon, LL55 4PY and is presented to the Local Authority by D C & H Mackinnon.

D C & H Mackinnon is a farm business which extends to in excess of 521 acres of owner occupied land. The business runs an existing 32,000 free range egg unit and until earlier in 2021 the business also ran a dairy enterprise consisting of 100 milking stock and 210 youngstock for replacements and beef finishing on farm. However, the dairy enterprise has come to an end, and the farm now runs 200 head of cattle 0-24 months old.

Plas Tirion Farm is located within the rural settlement of Llanrug and approximately 3.4 miles from Caernarfon.

Plas Tirion Farm has a large range of modern steel portal framed farm buildings which are used for animal housing, fodder storage and general farm storage. The farm sits approximately 120m above sea level.

The farm business is proposing to extend their existing free range unit due to the recent economic climate within the farming sector. Recently the price of what was their main source of income, milk has been volatile, ranging from 14 to 32 pence per litre, with the business losing money producing milk. This has meant that they have gone out of dairy and is why they wish to expand their successful free range egg unit. This would guarantee the future of the next generation on the farm.

The applicant is the fourth generation to farm at Plas Tirion Farm and feel passionately about developing and safeguarding the business to enable their children and future generations to have the opportunity to farm at Plas Tirion Farm.



The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
Minsterley&Welshpool

Please see below the photographs of the site:



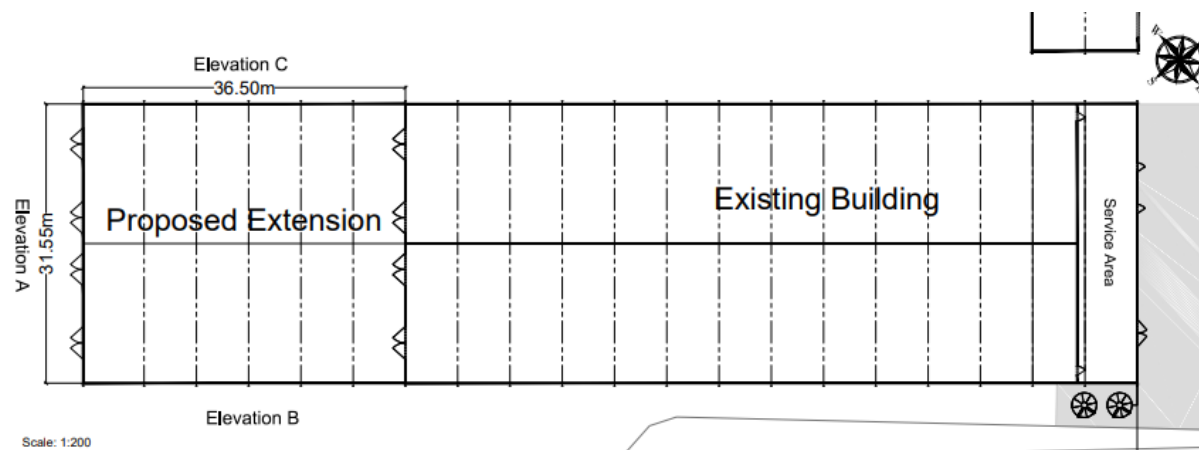
## 2. Proposal

The proposal is for the creation of a poultry unit extension at Plas Tirion Farm, to provide accommodation for a further 16,000 free range birds, taking the total to 48,000 on farm. The proposed building is to the south west of Plas Tirion farmstead, and is seen in the same context as the farm buildings and existing poultry unit already situated on farm.

The proposed building shall be 36.5m x 31.55m with an eaves height of 3m and a ridge height of 5.93m. The building shall house 16,000 free range birds. The total footprint of the building is 1,151.57 square metres.

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 elevations of the building are shown on the submitted elevation drawings:



The proposed building will be of the same design as many poultry unit with the United Kingdom, without the inclusion of the control room area which is used for the packing and storage of eggs and the office as the extension will utilise the control room area of the original poultry unit on farm.

The birds shall have access to roam the land lying adjacent to 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 per 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 s two tier perching decks for those laying hens within. The perching areas are slatted to allow 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 or if nutrients are not required upon the land the trailer shall move the manure to the existing manure store upon farm. There is enough land at Plas Tirion Farm for the application of manure.

The building shall be constructed using steel box profile sheeting in a juniper green to assist in the integration of the building into the landscape, as the colour is in keeping with the existing buildings and existing Poultry Unit.

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 16,000 birds is proposed to be stored in two existing external feed bins. The feed bins shall be juniper green. The feed will be automatically conveyed to the unit.

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. Site & Scale

The location of the building has been carefully considered, the application site is set as close as possible to the existing farmstead taking into consideration the topography of the land, existing landscape features and the presence of adjoining rights of way.

There are no public footpaths directly affecting the proposed site. There is a footpath to the north west of the proposed poultry extension. The proposed unit shall not interrupt the quiet enjoyment of this footpath, and access shall never be



The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
Minsterley&Welshpool

compromised. Users of the right of way already see the large expanse of existing farm buildings when using the right of way and the addition of a further building screened by additional landscaping is not considered to the detriment and enjoyment of users of the right of way especially as it adjoins the original poultry unit.

The proposed building shall be 36.5m metres by 31.55 metres with a roof pitch of 15°, internal eaves height of 3 metres. The building shall house 16,000 free range birds.

#### 4. Landscaping

The location of the buildings has been carefully considered as part of the original 32,000 unit. As this is an expansion of the original unit the best site considered was directly adjoining the poultry unit enabling eggs all to be processed in the existing control room. The application site is set as close as possible to the existing farmstead. The site can be extremely well screened with planting and hedgerow management to ensure further visual benefits and screening.

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. Building Design

The building forms part of the existing farm building complex and the poultry enterprise and benefits from natural topography hiding the buildings 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 set above a low concrete base wall.

#### 6. 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. Vehicle Movements

All vehicles attending the Poultry Unit would access the in the same manner as the existing farmstead and original poultry unit are approached, off the unclassified road



The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
Minsterley&Welshpool

directly to the site. The proposed free range unit would require the following vehicular activity;

- Delivery and Removal of Birds. At the beginning of the cycle an articulated lorry would deliver all of the birds and then remove the said birds at the end of the 14 month cycle. The proposal would generate two additional HGV vehicular movements to the farm per fourteen month cycle.
- Egg Collection. Collection of eggs would take place two times per week in a rigid vehicle. No additional movements as a result of eggs being collected on the same lorry as existing.
- Delivery of Feed. A lorry would deliver feed once per fortnight resulting in 26 additional movements per annum.
- 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 or indeed stored in the existing manure store upon farm. There will be additional movements involving the application of manure however these shall be confined to the farming unit at the Plas Tirion Farm. No additional movements.
- Staff. The unit shall be run by the Mackinnon family in the main, who currently reside on site. No additional movements.

## 8. Drainage

Clean surface water from the roof of the building will be collected in the existing underground storage tank and used for washing down purposes. The underground tank was constructed to comply with SSAFO Regulations (Wales) 2010 Standards.

Surplus clean water from the roof will be run by pipe, to existing balancing ponds and ditches on the farm.

Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the building. A slump in the floor will drain to a further below ground sealed tank, which will allow collection of any dirty water primarily arising from the washing down process at the end of the production cycle. This dirty water will then be spread by vacuum tanker over the farms 521.38 acres (or thereabouts) of owner occupied grassland as per the farm manure management plan.

We propose that the majority of the surface water is to be stored within the existing 2000 gallon underground holding tank, the water from which will be used for washing down purposes on a regular basis with surplus clean water being discharged through existing drainage systems into a balancing pool and ditches, the aim is that the continuation flow will be controlled not to exceed the existing Greenfield run off rate.



The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
Minsterley&Welshpool

## 9. Manure Storage and Disposal

The manure is proposed to be removed every four days using a conveyor belt system and then shall either be directly applied to the land or stored in the existing manure store on farm. The manure produced shall have a low moisture content thus meaning it can be easily stored. At the end of the cycle it would take approximately two to three 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.

As manure is removed every four days there will be minimal manure stored within the building, thus reducing the odour of the building and the infestation of pests such as flies.

## 10. Pre Planning Consultation

Pre planning notices were served upon the local Community Council and the Local County Councillor together with all statutory consultees. The adjoining property within 400 metres has also received communications regarding the pre consultation.

## 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, 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.

## 14. Noise/Odour Management

The applicants have assessed the impact of the proposed poultry installation at Plas Tirion Farm 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 Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
Minsterley&Welshpool



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 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. Plas Tirion Farm 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 nearest local residential property is some 263 metres from the proposed unit which is not in the ownership of the Applicant's family.

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

The operation of the proposed Poultry Unit at Plas Tirion Farm will generate less sources of noise and vibration than the running of the dairy enterprise, 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



The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
Minsterley&Welshpool

negative impact on the residential properties from the housing of an additional 16,000 birds on site. No complaints have been received relating to the first poultry unit on farm, which houses 32,000 birds. The building has been sited as close as possible to the existing farmstead and within a hollow in the land which has the benefit of the surrounding topography together with intervening features such as trees and hedgerows which shall act as a baffle to any sound emanating from the development.

The building will be insulated thus reducing any noise from the development.

Within the building six mechanical ventilation 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 Plas Tirion Farm 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 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

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

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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 263 metres away reducing the risk of smell.

Any odour within the Poultry Unit will not be apparent outside the surroundings of the Plas Tirion Farm 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 Mackinnon have to comply with the information published by the Government known as Protecting our Water, Soil and Air, a Code of Good 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



The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

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Minsterley&Welshpool

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 Mackinnon would also need to make sure that the operation was extremely clean and tidy. No complaints have been received relating to the original poultry unit.

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 supporting the application at Plas Tirion Farm.

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

## 15. Quality Standards





The eggs are produced at Plas Tirion Farm 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.

The applicants as with 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.

## 16. Dead Bird Management and 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.



The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
Minsterley&Welshpool

## 17. Policy Context

### 17.1 Planning Policy Wales (Edition 11, February 2021) – Chapter 5 Productive and Enterprising Places

A strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprises and the expansion of existing business is crucial to the growth and stability of rural areas.

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. They should also adopt a positive approach to the conversion of rural buildings for business re-use.

### 17.2 Technical Advice Note (TAN) 6

Paragraph 25 under Development Related to Farm Diversification states the following:

*'Small on-farm operations such as food and timber processing and food packing, together with services (e.g. workshop facilities, equipment hire and maintenance) to other farms, sports and recreation services, and the production of non-food crops and renewable energy, should be encouraged. Local planning authorities should, however consider the nature and scale of activity that would be appropriate.'*

### 17.3 Gwynedd Local Development Plan 2011 - 2025

#### 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;
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;



The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
Minsterley&Welshpool

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;
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.

#### POLICY PCYFF 2: DEVELOPMENT CRITERIA

A proposal should demonstrate its compliance with:

1. Relevant policies in the Plan;
2. National planning policy and guidance.

Proposals should:

3. Make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances or site constraints that dictate a lower density);
4. Provide appropriate amenity space to serve existing and future occupants;
5. Include provision for storing, recycling and waste management during the construction period and occupancy period;
6. Include, where applicable, provision for the appropriate management and eradication of invasive species; Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on:
7. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;



The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
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## 8. Land allocated for other development/ uses.

### POLICY PCYFF 3: DESIGN AND PLACE SHAPING

All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged. Proposal, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all of the following criteria, where relevant:

1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;
2. It respects the context of the site and its place within the local landscape, including its impact on important principal gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;
3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with Policy PCYFF 4;
4. It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement);
5. It plays a full role in achieving and enhancing a safe and integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;
6. Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;
7. The layout and design of the development achieves inclusive design by ensuring barrier free environments, allowing access by all and making full provision for people with disabilities;
8. Where practical, include infrastructure for modern telecommunications and information;
9. Encourage active frontages at ground level where development is non-residential;
10. It helps create healthy and active environments, and considers the health and wellbeing of future users

### POLICY PCYFF 4: DESIGN AND LANDSCAPING

All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused. A landscape scheme should, where relevant:

1. Demonstrate how the proposed development has given due consideration to the Landscape Character Area Assessment or Seascape Character Area Assessment;
2. Demonstrate how the proposed development respects the natural contours of the landscape;
3. Demonstrate how the proposed development respects and protects local and strategic views;



The Estates Office  
20 Salop Road  
Oswestry  
Shropshire  
SY11 2NU

Phone 01691655334

[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
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4. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;
5. Identify trees, hedgerows, water courses and topographical features to be retained;
6. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;
7. Provide details of any proposed new landscaping together with a phased programme of planting;
8. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species;
9. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and
10. Provide permeable hard surface landscaping.

#### STRATEGIC POLICY PS 19: CONSERVING AND WHERE APPROPRIATE ENHANCING THE NATURAL ENVIRONMENT

The Councils will manage development so as to conserve and where appropriate enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have a significant adverse effect on them will be refused unless the need for and benefits of the development in that location clearly outweighs the value of the site or area and national policy protection for that site and area in question. When determining a planning application, consideration will need to be given to the following:-

1. Safeguard the Plan area's habitats and species, geology, history, the coastline and landscapes;
2. Protect or where appropriate enhance sites of international, national, regional and local importance and, where appropriate, their settings in line with National Policy;
3. Have appropriate regard to the relative significance of international, national or local designations in considering the weight to be attached to acknowledged interests, ensuring that any international or national responsibilities and obligations are fully met in accordance with National Policy;
4. Protect or enhance biodiversity within the Plan area and enhance and/or restore networks of natural habitats in accordance with the Local Biodiversity Action Plans and Policy AMG 5;
5. Protect or enhance biodiversity through networks of green/ blue infrastructure;
6. Safeguard internationally, nationally and locally protected species;
7. Protect, retain or enhance the local character and distinctiveness of the individual Landscape Character Areas (in line with Policy AMG 2) and Seascape Character Areas (in line with Policy AMG 4);
8. Protect, retain or enhance trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value.



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Shropshire  
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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, and 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 requirement will be satisfied by the close proximity of the farmhouse.

## 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,



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Oswestry  
Shropshire  
SY11 2NU

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[richard@rogerparry.net](mailto:richard@rogerparry.net)  
[www.rogerparry.net](http://www.rogerparry.net)

Offices also at  
Minsterley&Welshpool

developments shall be designed to reduce energy consumption and maximise energy conservation through the use of appropriate materials, design, layout and orientation.

The proposed use is for a free range poultry unit, the building is a specialist agricultural building and is designed to meet the substantial welfare needs of the hens.

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 poultry unit will have PV's on the roof and 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.

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 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 soak-away system, after the use of the rainwater harvesting system.

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.



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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 proposed site for the poultry unit joins the approved 32,000 bird unit on farm and is as close as possible to the existing range of modern farm buildings therefore is seen as an extension to the existing farm unit rather than development in the open countryside as a stand-alone unit.

## 22. 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 is smaller than the original poultry unit, and other agricultural buildings within Gwynedd as can be seen by the plans submitted. The size and position of the proposed unit is to be agreed with Gwynedd County Council, but following analysis of policy against the available sites at Plas Tirion Farm, 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.

## 23. Economic Context of the Development

Farm businesses need to grow in response to market forces and changing legislation if they are to survive. Messrs Mackinnon is an existing farm business which is viable and successful. The business needs to continue to expand in order to maintain its position in the market and provide for all those partners in the business. The family is considering further succession.

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 continue to diversify to respond to the demand for free range eggs and locally produced food.











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## 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 with good access and designed to minimise 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.
-  The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing properties.
-  Please be aware that this is an Organic free range poultry unit and not an intensive livestock unit (battery unit). Organic units have a much lower stocking density to normal free range egg production.
-  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.