
Addendum Planning, Design & Access Statement

Upper Bryn
Abermule
Montgomery
Powys
SY15 6JW

**Erection of a free-range poultry
unit for the housing of 32,000
birds, installation of feed bins,
formation of a vehicular access
and all associated works**

W L Hamer

May 2025

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**Roger
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1.0 Introduction

1.1 This Addendum Planning, Design & Access Statement has been prepared by Roger Parry & Partners LLP on behalf of W L Hamer ('The Applicants') in support of a full planning application submitted to Powys County Council ('the Local Planning Authority') in connection with a full planning application made to Powys County Council ("The Local Planning Authority") for the of a free-range poultry unit for the housing of 32,000 birds, installation of feed bins, formation of a vehicular access and all associated works at Upper Bryn, Abermule, Montgomery, SY15 6JW.

1.2 This Addendum is intended to be read in-conjunction with the Planning Justification Statement (incorporating a Pre-Application Consultation (PAC) Report) and the Additional Planning Justification Statement also submitted as part of the planning application.

1.3 This planning application is a re-submission of planning application reference 19/2069/FUL, which was refused by the Local Planning Authority in January 2025 for the following reasons:

1. *'The proposed development fails to demonstrate that it would not cause the deterioration of protected sites in terms of aerial emissions contrary to policies SP7 and DM2 of the Powys Local Development Plan, Technical Advice Note 5: Nature Conservation and Planning, Planning Policy Wales (12th Edition, 2024), Environment Act Wales, and the Conservation of Habitats and Species Regulations 2017 (as amended).*
2. *The proposed development fails to demonstrate that there would not be an unacceptable impact on highway safety contrary to policies DM13 and T1 of the Powys Local Development Plan (2018) and Planning Policy Wales (Edition 12, 2024).'*

1.4 Relevant information submitted as part of planning application reference 19/2069/FUL has been re-submitted as part of this application; with the documents updated as required where necessary.

1.5 This Addendum only deals with matters concerning the two reasons for refusal of planning application 19/2069/FUL (above); it does not repeat the planning justifications and assessments contained within the Planning Justification Statement and the Additional Planning Justification Statement.

1.6 The overall planning submission comprises the following documents:

- Completed full planning application form
- This Addendum Planning, Design & Access Statement
- Planning Justification Statement (incorporating a PAC Report)

- Additional Planning Justification Statement
- Preliminary Ecological Appraisal
- Amphibian Conservation Plan
- Biosecurity Assessment
- Flood Consequences Assessment
- Hedgerow & Tree Root Protection Plan
- Landscape & Biodiversity Specification Report
- Landscape Assessment
- Ammonia Modelling Report
- Woodland Report
- Response to Land Drainage Comments
- Gamber Logistics Letter
- Dwg No: GEJ/SB/001 C – Location & Ranging Plan
- Dwg No: GEJ/SB/002 C – Block, Biodiversity & Landscaping Plan
- Dwg No: GEJ/WL/003 – Proposed Floor Plan & Elevations
- Dwg No: GEJ/SB/003B – Highway Plan
- Dwg No: GEJ/SB/ 004 B – Drainage Plan

2.0 Planning Policy Context

2.1 Since the refusal of planning application 19/2069/FUL by the Local Planning Authority in January 2025, there have been no significant amendments to the applicable planning policy framework at both local and national levels.

2.2 Thus, it is considered the planning policies considered as part of the assessment of the previous planning application remain applicable; with the policies of principal importance in this case being Future Wales: The National Plan 2024, Planning Policy Wales (Edition 12), TAN 6, TAN 23 and the adopted Powys Local Development Plan (2011-2026).

3.0 Changes to the Proposals

3.1 It is confirmed that no changes have been made to the proposed development since its refusal as part of planning application reference 19/2069/FUL in January 2025.

4.0 Review of Previous Reasons for Refusal

Reason for Refusal One

4.1 Reason for refusal one relates to aerial emissions and potential impacts upon protected sites and species arising from the proposed poultry unit development. The Planning Officer's Delegated Report for application reference 19/2069/FUL reads:

“Intensive livestock installations have the potential to impact protected sites through aerial emissions (ammonia and nitrogen deposition), and as such, consideration has been given to ammonia. The PCC Ecologist, and NRW, have both reviewed the application in this regard. Whilst concerns with the way that the data has been modelled have consistently been raised (alongside requests that modelling using the most recent NRW guidance be submitted), and concerns with the data being used, the planning agent has repeatedly continued to submit assessments based upon previous guidance, which have also not used the APIS datasets.

In the absence of an accurate and suitable in-combination ammonia modelling assessment, the LPA is unable to undertake an Appropriate Assessment, as required by the Habitats Regulations. The LPA is also therefore, unable to rule out adverse impacts on the special interest features of the SSSIs or SAC from the development”.

4.2 In response to reason for refusal one, an updated aerial emissions modelling report (completed by AS Modelling & Data) has been commissioned and accompanies the planning application.

4.3 The updated report submitted in support of this planning application concludes that:

- The process contributions to annual mean ammonia concentrations and nitrogen deposition rates from the proposed development would be below 100% of the precautionary Critical Level and Critical Loads applied to all nearby non-statutory sites considered.
- At all statutory sites considered, the process contributions would be below 1% of the relevant Critical Level and Critical Load.

4.4 Importantly, the submitted report utilises and refers to APIS datasets from 2025.

4.5 Therefore, given the conclusions of the submitted report, it is considered the issues and concerns identified by NRW and the Authority’s Ecologist as part of planning application reference 19/2069/FUL have been overcome.

Reason for Refusal Two

4.6 Reason for refusal two relates to matters of highway safety associated with HGV movements to/from the application site.

4.7 The Planning Officer’s Delegated Report for application reference 19/2069/FUL reads:

“The Highway Authority have made clear that without a Section 106 agreement tying the existing and proposed units together, and ensuring that the units ran on the same cycle to reduce vehicle movements, they would object to the development. No such draft agreement has been submitted for consideration by the LPA, and no information has been provided which would suggest that the applicant agrees to this legal restriction. Without such restriction, and in the absence of accurate detail to demonstrate otherwise, it is considered that the proposal would have a detrimental impact upon highway safety, and is therefore contrary to adopted planning policy’.

- 4.8 The Applicant is now happy to enter into a Planning Obligation to require the existing and proposed poultry units at Upper Bryn to be tied, to ensure that both units run on the same cycle; thus reducing vehicle movements along the C2052 public highway.
- 4.9 Subject to a Planning Obligation being completed to secure the tying of the two poultry units together, the objections raised by the Local Highway Authority will be overcome.
- 4.10 Accordingly, a Unilateral Undertaking will be submitted as part of the planning application once completed for the consideration of the Local Planning Authority.

5.0 Conclusion

- 5.1 This Addendum Planning, Design & Access Statement outlines how the two previous reasons for refusal (as part of planning application reference 19/2069/FUL) have been overcome.
- 5.2 Given that the refusal of planning application 19/2069/FUL by the Local Planning Authority was recent, and that the planning policy framework applicable to the proposed development has not significantly changed in the intervening period, subject to the two previous reasons for refusal being satisfactorily overcome, the Local Planning Authority will have no reason to refuse the planning application. Indeed, the previous decision is a material planning consideration and therefore, should the two reasons for refusal no longer be applicable, the Local Planning Authority should approve the application for full planning permission.
- 5.3 As such, it is respectfully requested that full planning permission is granted for the proposed development.