
Planning Statement (Including DAS)

Erection of a free range egg
production unit & all associated
works on Land South of Pont
Glan-rhyd, Coedana,
Llannerchymedd, Gwynedd,
LL71 8ER

Mr Ritchie

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Planning Statement

September 2025

Site address

Land South of Pont Glan-rhyd,
Coedana, Llannerchymedd,
Gwynedd,
LL71 8ER

Planning Authority

Gwynedd County Council
Planning Service,
Council Offices,
Ffordd y Cob, Pwllheli,
Gwynedd.
LL53 5AA

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1. BACKGROUND

- 1.1. Mr I Ritchie runs an agricultural business on the land south of Pont Glan-rhyd and has traditionally ran sheep and beef enterprises.
- 1.2. Mr Ritchie is looking to diversify into free range egg production. The enterprise has been fully researched, and they are confident that the new enterprise can work hand in hand with the current enterprises and improve the productivity and margins of the business.
- 1.3. Please see below Photographs of the site:



2. PROPOSAL

- 2.1 The proposal is for a new free-range poultry building to provide a 32,000 free range bird egg laying production unit. The new building will be located on land South of Pont Glan-rhyd which is currently used as agricultural land. The building will be approximately 140m x 20m wide, which will house 32,000 birds. The eggs would be conveyed into the control room area where they would be packed and stored. The birds will have direct access to dedicated pasture from pop holes in the building. The birds are brought in as young laying stock and remain in the egg

production unit for some 14 months. After this time the flock is removed and the whole building fully cleaned down internally and the new flock introduced to restart the egg production cycle.

- 2.2 The building proposed operates a multi-tier system which allows a smaller shed as opposed to a flat deck system by having two tier perching decks for the laying hens within the building. These perching areas are floored with plastic slats which allow manure to drop through the flooring system. The manure from each of the tiers then falls onto an internal conveyor belt



- 2.3 Feed for the birds is stored in two external juniper green coloured, or a similar dark colour to be agreed with the local planning authority, steel hoppers and conveyed automatically to the buildings. The external steel hoppers will be located adjacent to the buildings.
- 2.4 Adjoining the building on the northern end will be a hard stoned apron for access for delivery and removal of the birds and for cleaning out the manure.
- 2.5 The building has a proposed height to eaves of 3.1m and 5.81m to ridge. The building is of a low profile which helps to minimize its visual impact. The proposed building would utilise 7 ridge mounted high velocity mechanical fans which thermostatically control the building. The building roof and sides will be clad with steel box profile sheeting coloured juniper green (or a colour to approved by the LPA) set above a low concrete base wall. The side elevations of the buildings will have sheeted steel profile sides with concrete walls.

3. SITE

- 3.1 The site is situated within agricultural land south of Pont Glan-rhyd. The site is located close to the council maintained road. Please refer to location plan.
- 3.2 The location of the building has been carefully considered, as near as possible to the council road but practical and safe in terms of ranging, access and emissions.

- 3.3 There are no public footpaths affecting the proposed site.
- 3.4 The feed hoppers would be located adjacent to the buildings.
- 3.5 The buildings will be approximately 140m x 20m wide, which will house 32,000 birds, together with a service area and office on the east gable end. The buildings have a proposed roof pitch of 5.81m and an eaves height of 3.1m

4. LANDSCAPING

- 4.1 The site is located within close proximity to the council road and existing mature trees and hedgerows.
- 4.2 The area is predominately rural with agriculture being the primary industry. The proposed site for the poultry unit is in an pasture field and is screened from the road by existing mature trees and high hedgerows. Native woodland tree planting is proposed in the space between the building and the road which will further aid the screening of the building. The location of the buildings has been carefully considered to give good access and be unobtrusive and positioned.

5. BUILDING DESIGN

- 5.1 The building is located within the agricultural field. The proposal includes proposed tree planting for added screening. The design will be low profile, and the materials of the roof and sides will be clad with steel box profile sheeting coloured juniper green (or a colour to approved by the LPA) set above a low concrete base wall

6. VEHICLE ROUTING

- 6.1 The proposed poultry unit would be accessed from the B5111. Vehicles are expected to arrive and leave via Llangefni.
- 6.2 The proposed free-range egg production unit will once in use need bulk food delivered to the farm by six or eight-wheeler HGVs, the usual sized vehicle for agricultural use in this rural area. The feed will be delivered 3 times a month and stored in the silos on site. Also, the farming business has a provisional contract with a company to supply the free-range eggs, which will collect the eggs in a 7.5 tonne lorry three times a week.

7. DRAINAGE

- 7.1 Construction of the floor will incorporate a damp proof membrane preventing any dirty water percolating into the ground below the building.
- 7.2 Clean water from the roof and clean surfaces will enter open and stone filled infiltration trenches with a piped system running each side of the building. We propose that the majority of the surface water is to be stored within a 2000 gallon underground holding tank, the water from which will be used for washing down purposes. Any surplus clean water will be discharged directly through the existing drainage systems and into an existing field gutter, the aim is that the continuation flow will be controlled not to exceed the existing Greenfield run off rate.
- 7.3 At the wash down stage the clean water system around the yard will be switched to the underground dirty water tank.
- 7.4 Dirty water from wash down will be collected in an underground sealed tank, which will be tankered out and spread on the applicants land in accordance with the manure management plan. The underground storage tank for dirty water will be constructed to meet the SSAFO Regulations (Wales) 2010 Standards.
- 7.5 The clean and foul water drainage systems will be kept separate in order to ensure no pollution incident occurs to the environment.
- 7.6 SAB requirements have been considered, and ample land and usage means there will be no drainage issues via the proposal.

8. HERITAGE

- 8.1 There are no Scheduled Ancient Monuments within 3km of the proposed site.
- 8.2 It is therefore considered given the low lying nature of the proposal, the siting being with a backdrop of trees from most views and proposed mature landscaping, and the lack of SAM's within 3km that the impact would be negligible.

9. MANURE STORAGE & DISPOSAL

- 9.1 The unit will produce an estimated 500 tonnes of poultry manure each 14-month cycle. The manure will be removed via conveyors every 5 -7 days set below the nesting and perching areas. Due to the manure being moved every 5 - 7 days there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage. However, all

of the muck will be spread directly on the grassland in line with the farm's manure management plan. Dependant on the time of year the manure is removed from the building; it would be spread directly on the grassland in accordance with good agricultural practice for soil and water and in accordance with the control of pollution, slurry and agricultural fuel regulations in line with the farm's manure management plan.

10. EMISSIONS

- 10.1 The building design incorporates the use of mechanical ventilator extractor fans, 12 mechanical extractor fans will thermostatically control each 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.
- 10.2 There is one SSSI within 3km of the proposal: Maen Gwyn, which has been designated for its geological interest. Datamap Wales NRW Air Quality maps identifies this site as not sensitive to NH3. As per NRW guidance no ammonia modelling is required.

11. NOISE / ODOUR MANAGEMENT

- 11.1 The proposed poultry rearing unit at land south of Pont Glan-rhyd shall have 7 mechanical extractor fans which will be used during periods of hot weather only. It is paramount that mechanical fans are provided within the building as they are used to control the temperature, it is vitally important to bird welfare during periods of hot weather. The table below details the environmental sound levels dB (A) for HER710/6/1 following numerous manufacturing trails:

	Number of Fans				
Distance from Fan to Receptor - metres	1	3	10	16	20
3	61	66	70	72	74
6	57	61	65	68	70
10	51	55	59	52	64
20	45	49	53	56	58
100	31	35	39	40	43
200	21	27	31	33	35
400	18	23	27	29	31

- 11.2 The above data has been compiled in line with BS848 Part Two (1985) and using the Technical Specification of the Mechanical Fan which confirms the fan selected will operate at a level of 61

dB (A) at 3 metres. When all 7 fans are in operation, the cumulative sound level should be approximately 27 dB (A) at 400 metres from the unit.

- 11.3 The nearest receptor to the proposed unit is Neuadd at approximately 330 metres from the unit. At this distance, the noise impact on the sensitive receptor based on 7 fans would be between 28 and 30 dB (A).
- 11.4 In considering the rural countryside, it is recognised that the background noise levels are generally around 30-40dB(A). The development proposed therefore is not excessive and would not result in complaints or disturbance to sensitive receptors.

Mitigation:

- 11.5 The applicant is proposing the following mitigation as part of the proposal:
- 1) Movements of feed, birds and egg collection to the site will be done so with full care and attention to all neighbours. All movements shall be restricted to daytime hours to respect neighbours thus meaning that movements shall only occur between 07:00 and 18:00.
 - 2) Feed when transmitted to the feed bins is a normal occurrence on farm, however the applicant shall ensure that delivery is between 07:00 and 18:00.
 - 3) All fans will be maintained by local electricians to ensure they are working properly and reducing any unplanned excessive noise.
 - 4) All electrics within the poultry unit will be maintained so that they are fully operational and at no risk of failure within the unit – this is vital for Animal Welfare reasons and by law.
 - 5) Whilst the birds are placed in the unit and taken, we will ensure the operation is smoothly undertaken to prevent stress to the birds and no noise to the neighbours.
- 11.6 The fans shall be in a treated chamber which will have an insulated roof and walls which will exhaust into an insulated baffle area thus limiting the noise emanating from the rearing unit proposed. The cumulative noise impact of the poultry unit will not exceed World Health Organisation Guidelines.
- 11.7 The waste is removed once per cycle, therefore there will be minimal manure stored within the building which will result in reduced pest activity especially flies. Manure produced will be a relatively dry product of a friable nature which can be readily dumped for storage either on external ground or within covered storage. The potential build-up of manure is mitigated by the age and size of the pullets.

12. QUALITY STANDARDS

- 12.1 The eggs are produced and the chickens are managed to comply with the stringent conditions that are imposed by the RSPCA Freedom Food specification, which sets out the standards of welfare at all stages of the chickens life.

- 12.2 RSPCA Assured's welfare standards for free-range chickens aim to ensure higher living conditions throughout the birds' lives. For laying hens, the standards mandate access to outdoor areas equipped with shade and shelter, such as trees and bushes, to encourage natural behaviours and provide protection from predators and adverse weather. Inside housing, hens must have environmental enrichments like perches and dustbathing areas, with specific requirements for perch space and positioning to promote comfort and natural activity.
- 12.3 The unit will produce in line with Defra 'Code of Good Agricultural Practice' for the protection of water Appendix V approximately 500 tonnes of bedding/manure per batch (each 14 months). This can then be spread onto the grassland in accordance with the Control of Pollution of Slurry and Agricultural Fuel Regulations and the farms manure management plan.
- 12.4 Again guidance is found within Defra 'Code of Good Agricultural Practice' for the prevention of water Appendix III, which provides information on the land area required for spreading manure, which is 2.6 ha per 1000 laying hens. The majority of the manure will be spread on the remaining land on the farm.

13. DEAD BIRD MANAGEMENT & PEST CONTROL

- 13.1 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 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
- 13.2 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.

14. POLICY CONTEXT

14.1 Wales

Planning Policy Wales (Edition 12, February 2024)

Planning Policy Wales promotes placemaking, stating;

"Productive and enterprising places are those which promote our economic, social, environmental and cultural well-being by providing well-connected employment and economic development in pleasant surroundings. These places are designed and sited to promote healthy lifestyles and tackle climate

change by making them easy to walk and cycle to and around, access by public transport, minimising the use of non renewable resources and using renewable and low carbon energy sources.”

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.”

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.”

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.

Development Plans and the economy should:

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

14.2 Local Planning Policy

Several General Policies within the Joint Local Plan are of relevance to the proposal.

These include:

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.

POLICY AMG 3: PROTECTING AND ENHANCING FEATURES AND QUALITIES THAT ARE DISTINCTIVE TO THE LOCAL LANDSCAPE CHARACTER

Proposals that would have significant adverse impact upon landscape character as defined by the Landscape Character Areas included within the current Landscape Strategy for the relevant authority, must demonstrate through a landscape assessment how landscape character has influenced the design, scale, nature and site selection of the development.

A proposal will be granted provided it doesn't have significant adverse impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects. Measures should be taken to ensure that the development does not:

1. Cause significant adverse impact to the character of the built or natural landscape;
2. Fail to harmonise with, or enhance the landform and landscape;
3. Lose or fails to incorporate traditional features, patterns, structures and layout of settlements and landscape of both the built and natural environment.

Particular emphasis will be given to the landscapes identified by the Landscape Character Areas as being of high and outstanding quality because of a certain landscape quality or a combination of qualities. Additional consideration will also be given to development that directly affect the landscape character and setting of the AONBs or the National Park.

Other policies that have been taken into consideration include:

POLICY PCYFF 1: DEVELOPMENT BOUNDARIES

POLICY PCYFF 2: DEVELOPMENT CRITERIA

POLICY PCYFF 3: DESIGN AND PLACE SHAPING

POLICY PCYFF 4: DESIGN AND LANDSCAPING

Policy Analysis

- 14.3 Policy PS19 and AMG 3 – The proposals will not have an adverse effect on the natural environment. The new building is located close to mature trees and hedgerows and the proposals include more native tree planting to further shield the building from view and reduce its visual impact. The building has a proposed height to eaves of 3.1m and 5.81m to ridge. The building is of a low profile which helps to minimize its visual impact. The building roof and sides will be clad with steel box profile sheeting coloured juniper green (or a colour to approved by the LPA) set above a low concrete base wall. The side elevations of the buildings will have sheeted steel profile sides with concrete walls. The proposal is located within NLCA02 Central Angelsey and within LANDMAP area Farmland – Central Angelsey (YNSMNLH027). The Landscape Character Area Update 2011 states that overall evaluation for the Landscape Habitat is Moderate. The county's natural environment, countryside and coastline will be preserved.
- 14.4 This proposal complies with PCYFF 1 in that it cannot be located within a development boundary due to its agricultural nature and need for ranging area and therefore its location in the countryside is essential.

- 14.5 This proposal complies with PCYFF 2 given that we have demonstrated its compliance with Plan policies and national planning policy and guidance
- 14.6 This proposal complies with PCYFF 3 and PCYFF 4 given that the building has been designed and sited carefully to respect the natural and historic landscape through use of the existing natural features including mature trees and hedgerows, new tree planting and distance from receptors, along its design as a low profile building in a colour that will be unobtrusive in the landscape.

15. ACCESS STATEMENT

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

Access by Disabled Persons

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

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

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

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

The 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.

16. COMMUNITY SAFETY

Site Security

Site security is critical throughout day and night to prevent the theft of equipment and livestock, which may injure or adversely affect the welfare of animals. This is critical in this case given the secluded location and its proximity to the public highway.

17. PHYSICAL CONTEXT OF THE DEVELOPMENT

The location of the buildings has been carefully considered, being low profile and located as near as possible to the existing mature trees and hedgerows in gently undulating farmland which form a natural screen.

The proposed site is surrounded by agricultural land; agricultural land to the north, south, east and west of the site is within the control of the Applicant.

18. SOCIAL CONTEXT OF THE DEVELOPMENT

The proposal is for a new poultry building. The new buildings will be located on land currently used as permanent pasture.

19. ECONOMIC CONTEXT OF THE DEVELOPMENT

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

Poultry is becoming an important element in the Powys Agricultural economy. 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.

20. CONCLUSION

- 20.1 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.
- 20.2 The building is sited carefully in the landscape and does not affect long distance views from amenity areas therefore minimising the impact of the building on the landscape, in addition to this there is a proposed landscaping planting scheme.
- 20.3 The building is intelligently and sympathetically designed and strikes a balance between practical and economic efficiency and minimal landscape impact.

- 20.4 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.
- 20.5 Adequate provision is made for access and movement of machinery to avert the perpetuation, intensification or creation of traffic hazard.
- 20.6 The proposal is of an appropriate location, scale and type so as not to be detrimental to the amenities of any nearby existing residential properties.
- 20.7 Please be aware that this is a free range poultry unit and not an intensive livestock unit (battery unit).
- 20.8 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.