

Reason: To ensure that the proposed development does not compromise the function of the watercourse system and that any proposed alteration to this system is fully compliant with regulations and of robust design.

Informative: Any proposed culverting (or alteration of an existing culvert structure) which effects an Ordinary watercourse, will require the prior consent from the LLFA (Powys County Council) under the terms of the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010) before work commences. Relevant application forms and guidance should be sought from the County Council's Land Drainage team (land.drainage@powys.gov.uk).

Riparian rights and responsibilities exist in respect to this watercourse.

Surface Water Run-off

Observation: Item 21 - *Assessment of Flood Risk* on the application form indicates that the development proposal is to dispose surface water via sustainable drainage systems and soakaway.

An assessment on surface water drainage has been prepared by KRS Environmental and included in the Environmental Statement, the findings of which are acceptable. Drawing ref SK.004 rev A, prepared by Ian Pryce Property Services, indicates the location of proposed soakaway trenches. However the size of soakaway(s) shown on this drawing do not match the recommended size of the KRS Environmental report findings. No drainage layout plan has been provided to show the connecting pipework/gully systems.

No details have been submitted to show how the proposed access road is being drained. Sustainable drainage techniques should be incorporated in its design.

Recommendation: No development shall commence until a detailed design/drainage layout plan for the surface water drainage of the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before the building comes into use.

Reason: To ensure that the proposed surface water drainage system for the site follows best practice designs and is fully compliant with regulations and is of robust design.

Officer Appraisal

Flood risk and surface water drainage

This update report considers comments received from the land drainage officer on the proposed scheme. Comments have been received from the officer in respect of flood risk and surface water drainage. Officers consider that no additional information is required prior to the determination of the application and that the recommended conditions be attached to any grant of consent.

Environmental Permit

The proposed development would result in the site accommodating over 40,000 laying hens in its cumulative total and therefore requiring an environmental permit for the operation of the site. The permit application process has been carried out alongside the planning application process and officers have been informed and can confirm that an Environmental Permit for the operation of the proposed unit has been issued by Natural Resources Wales.

It is noted that the permitting process is separate to any planning application considered and is considered by Natural Resources Wales under their relevant criteria. Officers wish to report that the permit has been issued for members' information, however this does not form a material consideration in the determination of the planning application.

RECOMMENDATION

Officers are satisfied that the proposed development complies with the relevant policies within the Powys Unitary Development Plan 2010 and Powys County Council Local Development Plan and the recommendation remains one of conditional consent in line with the conditions as set out in this update report.

Conditions:

1. The development to which this permission relates shall be begun no later than the expiration of five years from the date of this permission.
2. The development shall be carried out strictly in accordance with the plans stamped as received on 21st November 2017 (drawing no's: SK.001, SK.002, SK.005, SK.006, Documents: Planning Design and Access Statement, prepared by Matthew Evans - Ian Pryce Property Services, Ranging Plan, Noise Assessment by John Waring dated 5th August 2017, Odour Dispersion Study by AS Modelling & Data Ltd. dated 20th June 2017, Ammonia Dispersion Report by AS Modelling & Data Ltd. dated 20th June 2017, Surface Water Management Details by KRS Environmental dated 31st August 2017, Ecological Assessment by Churton Ecology dated 3rd July 2017, Routing Plan, Landscape Proposals by HEJ Landscapes, Pollution Prevention Statement by Matthew Evans - Ian Pryce Property Services) amended plans received 5th December 2017 (drawing no's: SK.003 A, documents: Landscape and Visual Impact Assessment) documents received 18th December 2017 (Document: Environmental Statement by Matthew Evans - Ian Pryce Property Services) documents received 18th January 2018 (document: Botanical survey prepared by Chris F. Brown) amended plans received 30th January 2018 (Drawing no's: SK.004

A) amended documents received 19th February 2018 (Document: Technical - Manure Management Plan by Farming Connect).

3. Prior to the first beneficial use of the site, provision shall be made within the curtilage of the site for the parking of not less than two cars and two HGV's provided together with a turning space such that all vehicles serving the site may both enter and leave the site in a forward gear. The parking and turning areas shall be retained for their designated use for as long as the development hereby permitted remains in existence.
4. Before any other development commences provision shall be made within the curtilage of the site for the parking of all construction vehicles together with a vehicle turning area. This parking and turning area shall be constructed to a depth of 0.4 metres in crusher run or sub-base and maintained free from obstruction at all times such that all vehicles serving the site shall park within the site and both enter and leave the site in a forward gear for the duration of the construction of the development.
5. All surface water run-off is to be collected and discharged via a piped system to a soakaway located within the site no less than 6 metres from the highway. This system shall be retained and maintained for as long as the development remains in existence.
6. No storm water drainage from the site shall be allowed to discharge onto the county highway.
7. Prior to the commencement of development the applicant shall construct two passing bays, in locations to be agreed in writing by the Local Planning Authority. The passing bays shall be constructed to an adoptable standard.
8. The recommendations regarding bats and birds identified in section 5 of the Ecology Report by Jon Sloan Ecology/Churton Ecology, dated July 2017 including the recommendation for hedgerow enhancements shall be adhered to and implemented in full.
9. Prior to commencement of development a Tree and Hedgerow Protection Plan in accordance with BS:5837:2012 shall be submitted to the Local Planning Authority and implemented as approved and maintained thereafter.
10. Prior to commencement of development a lighting design scheme to take any impacts on nocturnal wildlife into consideration shall be submitted for written Local Planning Authority approval. Development shall be carried out in accordance with the approved details.
11. The storage and spreading of manure will be undertaken in accordance with the DEFRA Code of Good Agricultural Practice for the Protection of Air, Water and Soil.
12. Vehicles used for the movement of manure shall be sheeted to prevent spillage of manure.

13. Deliveries shall not be taken or dispatched from the site outside the hours of 0700 to 2100 hrs Monday to Friday; 0700 to 1700 hrs on Saturdays and; 0900 to 1700 hrs on Sundays and Bank Holidays (Except for the delivery or removal of birds).
14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extensions or alterations to the unit shall be erected without the consent of the Local Planning Authority.
15. Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and the Town and Country Planning (General Permitted Development) Order 1995 as amended or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, the premises shall not be used for any purpose other than that hereby authorised.
16. No development shall commence until details are submitted and approved in writing by the Local Planning Authority to demonstrate how the existing Ordinary watercourse channel will be safeguarded, particularly where the proposed access track crosses the Ordinary watercourse channel.
17. No development shall commence until a detailed design/drainage layout plan for the surface water drainage of the site has been submitted to and approved in writing by the local planning authority. The approved scheme shall be completed before the building comes into use.

Reasons

1. Required to be imposed by Section 91 of the Town and Country Planning Act 1990.
2. To ensure adherence to the plans stamped as approved in the interests of clarity and a satisfactory development.
3. To ensure that adequate provision is made for highway access onto the County Unclassified road to serve the approved development in accordance with policies GP1 and GP4 of the Powys Unitary Development Plan and Policy T1 of the Powys Local Development Plan.
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GP1 and GP4 of the Powys Unitary Development Plan and Policy T1 of the Powys Local Development Plan.

7. To ensure that adequate provision is made for highway access onto the County Unclassified road to serve the approved development in accordance with policies GP1 and GP4 of the Powys Unitary Development Plan and Policy T1 of the Powys Local Development Plan.
8. To comply with Powys County Council's UDP Policies SP3, ENV2 and ENV7 and Policies DM2, DM4, DM7, DM13 of the Powys Local Development Plan in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
9. To comply with Powys County Council's UDP policies SP3, ENV2, ENV3 and ENV6 and Policies DM2, DM4, DM7, DM13 of the Powys Local Development Plan in relation to The Natural Environment and to meet the requirements of TAN 5: Nature Conservation and Planning, Welsh Government strategies, and the Environment (Wales) Act 2016.
10. To comply with Powys County Council's UDP Policies SP3 and ENV3 and Policies DM2, DM7, DM13 of the Powys Local Development Plan in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
11. To comply with Powys County Council's UDP Policy ENV3 and Policies DM2 and DM4 of the Powys Local Development Plan in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
12. To comply with Powys County Council's UDP Policy ENV3 and Policies DM2 and DM4 of the Powys Local Development Plan in relation to The Natural Environment and to meet the requirements of Planning Policy Wales (Edition 9, November 2016), TAN 5: Nature Conservation and Planning and the Environment (Wales) Act 2016.
13. To safeguard the amenities of the locality in accordance with policy GP1 of the Powys Unitary Development Plan and Policy DM13 of the Powys Local Development Plan.
14. In order to control development which has the potential to have adversely affect the amenity of the area in contradiction to policy GP1 of the Powys Unitary Development Plan (March 2010), Policy DM13 of the Powys Local Development Plan and Planning Policy Wales (2016).
15. In order that the Local Planning Authority may control the use of the premises in the interests of the protection and preservation of the amenity of the area in accordance with policies GP1, EC1, EC9 and EC10 of the Powys Unitary Development Plan (2010), Policies DM13 and E6 of the Powys Local Development Plan and Planning Policy Wales (2016).

16. To ensure that the proposed development does not compromise the function of the watercourse system and that any proposed alteration to this system is fully compliant with regulations and of robust design in accordance with Unitary Development Plan policy DC13 and policy DM6 of the Powys Local Development Plan.
17. To ensure that the proposed surface water drainage system for the site follows best practice designs and is fully compliant with regulations and is of robust design in accordance with Unitary Development Plan policy DC13 and policy DM6 of the Powys Local Development Plan.

Informative Notes

Land Drainage

Any proposed culverting (or alteration of an existing culvert structure) which effects an Ordinary watercourse, will require the prior consent from the LLFA (Powys County Council) under the terms of the Land Drainage Act 1991 (as amended by the Flood & Water Management Act 2010) before work commences. Relevant application forms and guidance should be sought from the County Council's Land Drainage team (land.drainage@powys.gov.uk).

Riparian rights and responsibilities exist in respect to this watercourse.

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