

**ADRODDIAD PENNAETH  
CYNLLUNIO,  
CYFARWYDDIAETH YR  
AMGYLCHEDD**

**REPORT OF THE HEAD OF  
PLANNING,  
DIRECTORATE OF ENVIRONMENT**

**AR GYFER PWYLLGOR CYNLLUNIO  
CYNGOR SIR CAERFYRDDIN**

**TO CARMARTHENSHIRE COUNTY  
COUNCIL'S PLANNING COMMITTEE**

**AR 15 MAI 2018  
ON 15 MAY 2018**

**I'W BENDERFYNU  
FOR DECISION**

**ATODIAD  
ADDENDUM**

*Ardal  
Dwyrain/  
Area East*



## ADDENDUM – Area East

<i>Application Number</i>	<b>E/33695</b>
<i>Proposal &amp; Location</i>	FULL PLANNING FOR THE ERECTION OF A POULTRY UNIT ON FARM TO ACCOMMODATE FREE RANGE CHICKENS (EGG PRODUCTION) TOGETHER WITH ASSOCIATED FEED BINS, INTERNAL FARM ACCESS AND ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA

### DETAILS:

#### CONSULTATIONS

**Public Health and Protection – Noise** - The new proposed location for the chicken shed is further away from residential properties which has resulted in the noise rating level from the proposed development being less at the nearest noise sensitive property.

For external areas this is generally considered as a low level of noise, especially given the fans will only be operated during the day time. Therefore based on this and subject to the proposed conditions being imposed, Environmental Health and Licencing do not object to this application.

**Public Health and Protection - Odour** – From the Odour Report submitted in the application it is not considered that there will be significant odour issues from the operation. It is noted that odours, albeit, low level, will exist at times, and could affect nearby properties. The property closest to the operation have not raised any objections to the application and are supportive of the development.

In terms of the ADAS odour emissions assessment submitted from a resident of Carregawdde Common certain matters raised in this report identify potential issues with the manure store. I understand that the manure storage is not being considered as part of this application, and further permissions will be required for the manure store prior to the operation commencing. Concerns raised for further sensitivity assessments on the potential for odours at nearby properties could be of benefit, but given this is a rural agricultural area, having slight odours from time to time would not seem unreasonable. The prevailing wind direction is south westerly, and the properties located in this direction have no objection to the application.

Since the original application was received, I understand the proposed siting for the building has been moved and it will now be located further away from the residential properties that have raised concerns.

The proposed operation will be using a conveyor belt system for removing the manure from inside the unit, and this system is recognised as a method that reduces odours significantly from the unit in general. From visiting an identical operation in the County, it was apparent that there were no odours in the nearby vicinity. Slight odours were witnessed adjacent to the area used for manure removal, but these were very slight in nature and would not be noticeable off site. This operation also uses the same ventilation system through the roof as the proposed development. Due to the weather conditions the ventilation fans were not

in operation during the visit, so assessments were also made inside the unit. Odours were not strong inside, so any odours released when the fans would be operated would be low in intensity. This is due to the manure being removed from the unit twice weekly, so there is less manure present to generate odours. The manure is also kept dry, which again reduces the potential for odour intensity. I would add that removing the manure as opposed to using a deep litter system is also beneficial in reducing the potential for insect/fly problems.

Officers of this team have also previously dealt with a similar application in the County, which uses a deep litter system as opposed to a conveyor belt operation. This operation has not caused odour complaints, and I would therefore anticipate a conveyor system to reduce the likelihood and intensity of odours further.

The ventilation system will emit air through vents in the roof, which should also reduce the potential for odours to affect nearby properties as odours will be dispersed at height. I am aware that these units are operated on an automated system, whereby the fans will operate when required to maintain the temperature inside, so fans may operate during the day or night.

Therefore, from experience and assessing other operations of this nature, I would not envisage a problem in relation to odours.

**Natural Resources Wales (NRW)** - The drainage plan requested and submitted advises that all dirty water from wash down will be collected in an underground sealed tank. It will be tankered out as necessary and applied to the land in accordance with the Manure Management Plan. The drainage plan is to be conditioned in the planning permission. It remains that the test of likely significant effect has yet to be completed for the revised location and no permission shall be released until this has been completed and agreed by NRW.

**Neighbours/Public** – The 21 day notification period in the required press notice expires on 30 May 2018. Subject to no new material planning considerations being received in the interim, the decision notice shall not therefore be issued before this date.

## ADDENDUM – Area East

<i>Application Number</i>	<b>E/35873</b>
<i>Proposal &amp; Location</i>	NEW HOUSE WITH INTEGRAL GARAGE AT PLOT 11 GWAUN HENLLAN, TIRYDAIL, AMMANFORD, SA18 2FD

### **DETAILS:**

The applicant has submitted an additional cross sectional drawing showing the finished level of the dwelling in relation to those of existing neighbouring properties. Condition no. 2 of the main report is to be amended as follows to reflect the submission of this additional plan:-

### **CONDITIONS**

- 2 The development shall be carried out strictly in accordance with the following approved plans:-
- 1:500 scale Block and Location Plans (02) received on 13 March 2017;
  - 1:50 and 1:100 scale Proposed Plans and Elevations (01) received on 13 March 2017;
  - 1:100 scale proposed elevations to road east (01) received on 26 April 2018.

### **REASONS**

- 2 In the interests of visual amenity.