

**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 02 HYDREF 2018
ON 02 OCTOBER 2018**

**I'W BENDERFYNU/
FOR DECISION**

*Ardal
Dwyrain/
Area East*



Mewn perthynas â cheisiadau y mae gan y Cyngor ddiddordeb ynddynt un ai fel ymgeisydd/asiant neu fel perchennog tir neu eiddo, atgoffir yr Aelodau fod yn rhaid iddynt anwybyddu'r agwedd hon, gan ystyried ceisiadau o'r fath a phenderfynu yn eu cylch ar sail rhinweddau'r ceisiadau cynllunio yn unig. Ni ddylid ystyried swyddogaeth y Cyngor fel perchennog tir, na materion cysylltiedig, wrth benderfynu ynghylch ceisiadau cynllunio o'r fath.

In relation to those applications which are identified as one in which the Council has an interest either as applicant/agent or in terms of land or property ownership, Members are reminded that they must set aside this aspect, and confine their consideration and determination of such applications exclusively to the merits of the planning issues arising. The Council's land owning function, or other interests in the matter, must not be taken into account when determining such planning applications.

COMMITTEE:	PLANNING COMMITTEE
DATE:	02 OCTOBER 2018
REPORT OF:	HEAD OF PLANNING

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APPLICATIONS RECOMMENDED FOR APPROVAL

Application No	E/37720
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Application Type	Full Planning
Proposal & Location	ERECTION OF A STEEL PORTAL FRAMED BUILDING, WITH CONCRETE PANEL WALLS AND BOX PROFILE STEEL SHEETING TO THE EAVES FOR USE OF A COVERED MANURE STORE, TOGETHER WITH ALL OTHER ASSOCIATED WORKS AT GODRE GARREG, LLANGADOG, SA19 9DA

Applicant(s)	TV HUGHES AND CO - EIFION HUGHES, GODRE GARREG, LLANGADOG, SA19 9DA
Agent	ROGER PARRY & PARTNERS CARMARTHEN - GAIL LEWIS, C/O THE ESTATES OFFICE, 20 SALOP ROAD, OSWESTRY, SY11 2NU
Case Officer	Kevin Phillips
Ward	Llangadog
Date of validation	23/08/2018

CONSULTATIONS

Head of Transport – Offers no observations on the application.

Head of Public Health & Protection –The proposal is required to be operated in accordance with the Management Plan submitted and that all vehicles used for the movement of manure shall be sheeted and fully covered.

Head of Corporate Property – is satisfied that there is a liquid effluent trap for the store. Overall, there is no issue with this proposal provided that there is satisfaction with the vehicle movements generated and the requirement for an external contract to satisfy waste removal requirements.

Llangadog Community Council – No comments received to date.

Local Member– County Councillor A James has not commented to date.

Natural Resources Wales – has significant concerns regarding controlled waters at the proposed development site and have requested that the applicant provides full details and specification of the design and construction of the base and walls of the manure store and full details on the size and capacity of the manure store to ensure that the store is built to appropriate standards to reduce the risk of polluting effluents entering controlled waters.

Dwr Cymru/Welsh Water- If the Local Planning Authority are minded to grant Planning Consent for the proposal that the conditions and advisory notes in relation to foul and surface water are included within the consent to ensure no detriment to existing residents or the environment and to Dwr Cymru Welsh Water's assets.

Neighbours/Public – This application has been publicised by the display of a site notice in the vicinity of the application site and 14 letters of objection have been received. The reasons of objection are summarised below:-

- The proposal is a large scale building that will be detrimental to the visual amenity of the landscape.
- There is concern regarding the storage and spread of manure.
- The proposal will result in highway safety problems with vehicles accessing and exiting the site and generating excessive traffic.
- The proposal will be detrimental to local living conditions as a result of noise and smells.
- There will be a devaluation of local properties.
- The proposal will impact upon the tourism of the locality.
- The proposal is within the river Tywi flood zone and there will be pollution of the environment as a result.
- The displacement of the flood water from the two buildings will cause flooding in other areas
- There will be an increase in rats and fly infestation.
- There are no run-off or drainage plans for the proposed development.
- The construction on the poultry unit has commenced before the planning permission granted for the manure store.
- No ammonia plan has been submitted with the manure store application.
- The proposal should require an Environmental Impact Assessment in conjunction with the approved poultry unit
- There will be dust generated from the use of the manure store.

PLANNING HISTORY

E/33695 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.
Approved

6 July 2018

APPRAISAL

THE SITE

The application site is an area of agricultural land adjacent to Godre Garreg farm, Llangadog, which is approximately 1 kilometre south-west of the village of Llangadog and adjacent to the Carregsawde Common. Access to the site is from an unclassified road that runs across Carregsawdde Common and ends at Devanah and Dolau farm. The nearest residential property is Bancyfelin which is approximately 60 metres east of Godre Garreg farmhouse.

THE PROPOSAL

The application seeks planning permission to demolish an existing dutch barn and the erection of a 36.5m x 18.3m and 8.28 m to ridge manure store, to serve the storage needs of the poultry unit recently granted approval under planning reference E/33695. The building will have 3.6 metre high concrete panels with juniper green/slate grey box profile sheets above to the eaves and grey fibre cement sheets covering the roof. The north-western elevation will have a central 4.5 m x 4.5 m roller shutter door. The proposed building will be sited approximately 82 metres away to the south west from the closest residential property, Bancyfelin and will be approximately 15 metres to the North of the siting of the proposed poultry unit.

PLANNING POLICY

The application falls to be considered against the policies within the Carmarthenshire Local Development Plan (LDP). The relevant policies are:

Policy SP14 is a strategic policy that requires that development should reflect the need to protect and wherever possible enhance the County's natural environment and should be considered in accordance with national guidance/legislation and the policies and proposals of this plan.

Policy GP1 is a general policy which promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing. Development proposals should also not have a significant impact on the amenity of adjacent land uses and properties.

Policy EMP 4 provides advice on the consideration of farm diversification proposals, and requires that it is subordinate to, compatible with and supports the continued operation of the agricultural activity of the existing working farm; is of a scale and nature appropriate to the existing farm operation; the scale and nature of the activity is compatible with its accessibility to public transport and the need for local highway improvements; the scale and scope of any retail use (where planning permission is required) would not have an adverse impact on the vitality and viability of retail facilities in nearby settlements, or would undermine the retail hierarchy (see policy RT1); it would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape and where appropriate, townscape.

Proposals should give priority to the conversion of suitable existing buildings on the working farm. Where justified new building should be integrated with the existing working farm complex and not detrimental to the respective character and appearance of the area and surrounding landscape.

Policy TR3 relates to the highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.

Policy EQ4 states that proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006 and UK and Local BAP habitats and species and other than sites and species protected under European or UK legislation) will not be permitted, except where it can be demonstrated that the impacts can be satisfactorily mitigated, acceptably minimised or appropriately managed to include net enhancements; there are exceptional circumstances where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site and where alternative habitat provision can be made in order to maintain and enhance local biodiversity.

Policy EQ6 states that Special Landscape Areas are designated in specific locations and proposals for development which enhance or improve the Special Landscape Areas through their design, appearance and landscape schemes will be permitted (subject to the policies and proposals of the Plan).

Policy EP1 requires that proposals for development will be permitted where they do not lead to a deterioration of either the water environment and/or the quality of controlled waters. Proposals will, where appropriate, be expected to contribute towards improvements to water quality. Watercourses will be safeguarded through biodiversity/ecological buffer zones/corridors to protect aspects such as riparian habitats and species; water quality and provide for flood plain capacity. Proposals will be permitted where they do not have an adverse impact on the nature conservation, fisheries, public access or water related recreation use of the rivers in the County. Proposals will wherever possible be required to make efficient use of water resources.

Policy EP2 requires that proposals should wherever possible seek to minimise the impacts of pollution. It will be required to demonstrate proposals do not conflict with air quality strategy, cause deterioration in water quality, ensure that light and noise pollution are minimised and ensure that risks arising from contaminated land are addressed.

Policy EP3 requires that proposals for development will be required to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Drainage Systems (SUDS), has been fully investigated. The details and options resulting from the investigation must show that there are justifiable reasons for not incorporating SUDS into the scheme in accordance with section 8 of TAN 15.

Nationally, Technical Advice Note 6 "Planning for Sustainable Rural Communities" (July 2010) provides guidance on the subject of new agricultural buildings that requires local planning authorities seek to ensure such development is essentially required at that location, sensitively related to existing settlement patterns and landscape features, and is

of an appropriate size, scale and design. These principles serve to ensure the proposal is justified, and complements rather than detracts from the site and surroundings in which it is proposed.

THIRD PARTY REPRESENTATIONS

The details in relation to the letters of objection received shall be considered herewith.

The proposal is a large scale building that will be detrimental to the visual amenity of the landscape.

The proposed manure storage building is to be sited in between the approved poultry unit and the existing agricultural buildings at the farm. The ridge of the proposed building will be 8.3 metres above the ground level and whilst the height will be higher than the proposed poultry unit at 8.2 metres with the chimneys; it does not excessively exceed the height of the existing agricultural buildings at the farm. The comments of the Landscape Officer are awaited in order to establish whether there is any concern regarding the proposed development.

There is concern regarding the storage and spread of manure.

The updated manure management plan considers the requirements of the current Glastir agreement. The plan shows that there is insufficient land available to apply all the poultry manure produced. The excess is to be exported off the holding by a (specialised) contractor. The plan also refers to the construction of a new manure store on the holding. NRW has confirmed that the nutrient management plan is based on soil samples taken in 2013 is acceptable, commenting that the applicant should refer to best practice and be aware that the soil nutrient levels should be checked every three to five years to give a suitable baseline for the production of the nutrient management plan.

The approved poultry unit was the subject of a detailed consideration by NRW, including the assessment of manure and nutrient management plans and the undertaking of a TLSE that concluded that the proposal shall not have a significant effect on the River Tywi Special Area of Conservation.

NRW have requested further information in relation to the design and construction of the base and walls of the manure store and full details on the size and capacity of the manure store to ensure that the store is built to appropriate standards to reduce the risk of polluting effluents entering controlled waters. The full response to consultation for this application by NRW remains outstanding and will be further reported to the planning committee. In addition, the response by the Planning Ecologist is also awaited.

The proposal will result in highway safety problems with vehicles accessing and exiting the site.

The proposed poultry unit has been considered in detail by the Head of Transport in relation to the vehicular movements, visibility splays and turning facilities and the proposal has been supported subject to the application of relevant conditions. This includes a passing bay within highway limits, at the western edge of Llangadog common, opposite Dolgarreg. The Head of Transport has conveyed that there are no observations raised in this application for the proposed manure store.

The proposal will be detrimental to local living conditions as a result of noise and smells.

The approved poultry unit received a favourable recommendation from the Head of Public Health and Protection subject to the imposition of a number of relevant conditions on that permission. In this application, it is conveyed that the proposal is required to operate in accordance with the Management Plan submitted and that all vehicles used for the movement of manure shall be sheeted and fully covered. The formal consultation response is awaited in terms of the noise aspects of the proposed development.

There will be a devaluation of local properties

This is not a material planning consideration in the determination of the application.

The proposal will impact the tourism of the locality.

It is not considered that an agricultural building in connection with the approved poultry unit as a diversification scheme to an existing farming enterprise will have any significant harm to the tourism of the locality. It is appreciated that there is a small scale exempted caravan site approximately 170 metres south at Ty Newydd, however the retention and strengthening of the landscape features will not result in the proposal having any harmful impacts on the caravan site.

The proposal is within the flood zone and there will be pollution of the environment as a result.

Following the submission of detailed information for the approved poultry unit to Natural Resources Wales, including the determination of a TLSE, the proposal received their support, in that any fluvial flood risk to the unit was likely to be negligible. The response from NRW in this application has not raised any concern in terms of significant risk through pollution of the local rivers as a result of flooding.

The displacement of the flood water from the two buildings will cause flooding in other areas

It is not considered that there will be any significant increase to the flooding in the locality with the addition of a second building which will not be sited within the river Tywi flood zone.

There will be an increase in rats and fly infestation.

It is considered that as far as flies are concerned, they could be controlled by way of Statutory Nuisance powers under the Environmental Protection Act 1990, this would include management practices at the unit to ensure fly larvae etc are controlled as conveyed in the Design and Access Statement submitted with the poultry unit application. Rats can be controlled via pest control treatments, and minimising access to foodstuffs etc and legal notices for rodent problems can be served if deemed necessary.

There are no run-off or drainage plans for the proposed development

A liquid effluent trap will be installed at the front of the manure store for the collection of any effluent from the store. The store will be sealed therefore there will be no additional rainwater entering the unit and creating liquid/effluent.

The construction on the poultry unit has commenced before the planning permission granted for the manure store

Condition 14 of the poultry unit planning permission (E/33695) included the following requirement:

“Within one month of the granting of this planning permission the applicant shall submit a planning application for the erection of a covered manure store at Godre Garreg farm, Llangadog. No work shall commence on the poultry unit hereby approved until the covered manure store has also been granted planning permission and the poultry unit shall not be operational until the covered manure store has been completed and is ready to be used in association with the approved poultry unit.”

Whilst the above condition required the approval of the manure store before work commenced on the poultry unit, and a site visit has established that ground work for the poultry unit has commenced, the Local Planning Authority is required to determine whether there is an expediency for the Local Planning Authority to commence enforcement action at this stage.

Although it is not a criminal offence to carry out development without first obtaining any permission and this is to be discouraged, the decisive issue for the LPA should be whether the unauthorised development would unacceptably affect public amenity. As the proposed manure store is a scheme that will functionally support the approved poultry unit and there is no justification to refuse the planning application presently, it is considered that there is no expediency in pursuing enforcement action. The reasonable remedy to the situation would be to allow the manure store to be developed in accordance with the recommended conditions and the approved poultry unit to be operational when the manure store has been erected for use.

No ammonia plan has been submitted with the manure store application

NRW have not requested a further ammonia report for the manure store and it is presumed that the report submitted within the poultry unit application is acceptable.

The proposal should require an Environmental Impact Assessment in conjunction with the approved poultry unit

Following the screening exercise the approved poultry unit was not considered to require an EIA and with the addition of the proposed manure store the Local Planning Authority had to determine whether there are likely to be any significant environmental effects as a result of the additional building for manure storage being developed. Whilst a favourable response to consultation on the poultry unit was received from NRW and the Authority's Planning Ecologist in relation to the TLSE, and it was considered that the proposed development will not have a significant impact upon the local environment, it remains that NRW's final response to consultation has yet to be received and also the Authority's Planning Ecologist's consultation response on this application has yet to be received. However, taking into consideration all the details and aspects of the proposed manure

store as submitted in the application, it has been determined that the proposed manure store does not require an Environmental Impact Assessment.

There will be from dust from the use of the manure store

The Head of Public Health & Protection has conveyed that the proposal is required to operate in accordance with the Management Plan submitted and that all vehicles used for the movement of manure shall be sheeted and fully covered, which should satisfactorily result in any dust problems being resolved.

CONCLUSION

The proposed manure building is sited adjacent to Godre Garreg farmyard and is intended to serve the manure storage needs of the poultry unit recently approved.

This application is in addition to the poultry unit and it is considered that the principal concern in relation to smells and noise can be appropriately controlled with the professional management of the business and adherence to conditions applied to both the planning permission for the poultry unit and in this application. Although there would be negligible odour from the buildings when in operation, there may be some odour from the buildings during the cleaning period, which is for a short period of time every 14 months and this is not considered significant enough to warrant a negative determination of the proposal.

The Head of Transport has no observations to raise and is satisfied that the traffic movements, access and parking/turning provision at the site with a passing bay proposed to be provided are acceptable and has received a favourable response to consultation subject to the application of the conditions applied for the approved poultry unit.

The Landscape Officer's final comments are awaited on the proposed manure storage building in addition to the Planning Ecologist, and shall be reported to the Planning Committee.

NRW have responded to consultation and have requested that the applicant provides full details and specification of the design and construction of the base and walls of the manure store and full details on the size and capacity of the manure store to ensure that the store is built to appropriate standards to reduce the risk of polluting effluents entering controlled waters. The agent has submitted details requested to NRW and their further comments are awaited.

Taking into consideration the comments of the consultees to date and the issues of objection received, and balancing this with the policy guidance that is available through the Carmarthenshire LDP as well as other national guidance, it is considered that the proposed manure storage building at this location between the existing farm and the proposed poultry unit, with the landscaping mitigation approved in the planning permission for the poultry unit, is acceptable and the successful operation of the business in both planning and business terms is reliant upon adherence to the planning conditions and effective management of the business.

In light of the aforementioned report of the proposed development as a requirement of the poultry unit, it is recommended on balance that planning permission be granted for this development subject to the conditions below.

RECOMMENDATION – APPROVAL

CONDITIONS

- 1 Notwithstanding the time limit given to implement planning permissions as prescribed by Sections 91 and 92 of the Town and Country Planning Act 1990 (as amended) this permission, being a retrospective permission as prescribed by Section 73A of the Act, shall have been deemed to have been implemented on 22nd July 2014
- 2 The above approved development relates to the following plans and documents and works should be carried out in accordance with them unless amended by any conditions below:-
 - Location Plan (003), received 23 August 2018
 - Site Plan (003), received 23 August 2018
 - Elevations and Floors (009), received 27 July 2018
- 3 The building hereby approved shall only be used for the purposes of agriculture as defined by Section 336 of the Town and Country Planning Act 1990.
- 4 Any external artificial lighting incorporated with the proposed poultry unit shall be installed in accordance with the relevant lighting engineers' guidance to reduce any potential light nuisance to neighbouring properties. Any such proposals for artificial lighting is to be agreed in writing by the Local Planning Authority prior to installation.
- 5 No manure spreading shall take place within a 10 metre wide buffer zone measured from any nearby water course bank top for the whole extent of the site (banked off is defined at the point at which the bank meets normal land levels). The buffer zone shall be without structure, hardstanding, footpath, fences or overhanging development.
- 6 All vehicles used for the movement of manure shall be sheeted and/or fully covered.
- 7 Poultry waste from the unit will be managed in line with the Revised Manure Management Plan (January 2017), received 26 January 2017, approved within planning permission E/33695.
- 8 The development shall adhere to requirements of the Management Plan, received 2 October 2015, approved within planning permission E/33695.
- 9 Deliveries and collections associated with the proposed development shall only be taken at or dispatched from the site between the hours of 08:00 through to 20:00 on Monday to Saturday and not at any time on Sundays, Bank or Public Holidays.
- 10 During the construction phases, no works or construction shall take place other than within the hours of 08:00 – 18:00 Monday – Friday, Saturday 08:00 – 14:00 and not at all on Sundays, Bank or Public Holidays.

- 11 The approved Detailed landscaping and planting of the site as approved within the Landscape Plan approved in condition 2 above shall be fully implemented during the first available planting and seeding season following the commencement of the development.
- 12 Any new landscape elements constructed, planted or seeded; or existing landscape elements retained; in accordance with the approved Detailed Landscape Design, within a period of 5 years after implementation are removed; die; become diseased; damaged or otherwise defective, to such extent that, in the opinion of the Local Planning Authority, the function of the landscape elements in relation to this planning approval is no longer delivered, shall be replaced in the next planting or seeding season with replacement elements of similar size and specification.

REASONS

- 1 To comply with Section 73A of the Town and Country Planning Act (as amended)
- 2 In the interest of visual amenity.
- 3-4 To prevent any separate use on the site, and to ensure that the proposed development does not prejudice the enjoyment of neighbouring occupiers of their properties.
- 5 To ensure that there is no significant effect to any designated site.
- 6-10 In the interest of protecting the living conditions of local residents.
- 11-12 In the interest of the visual amenity of the locality.

REASONS FOR GRANTING PLANNING PERMISSION

The decision to grant planning permission has been taken in accordance with Section 38 of the Planning and Compulsory Purchase Act 2004, which requires that, in determining a planning application the determination must be in accordance with the Development Plan unless material considerations indicate otherwise.

- The proposed development adheres to the requirements of policy SP14 of the Carmarthenshire Local Development Plan which ensures that proposed development does not unacceptably harm the Tywi Valley Special Area of Conservation.
- The proposed development adheres to the requirements of policy GP1 of the Carmarthenshire Local Development Plan which ensures that proposed development promotes sustainability and high quality design, and seeks to ensure that development conforms with and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing, elevation treatment and detailing. The development proposal should also not have a significant impact on the amenity of adjacent land uses and properties.
- The proposed development adheres to the requirements of policy EMP4 of the Carmarthenshire Local Development Plan which ensures that proposed development is a form of farm diversification, and requires that it is subordinate to,

compatible with and supports the continued operation of the agricultural activity of the existing working farm; is of a scale and nature appropriate to the existing farm operation; the scale and nature of the activity is compatible with its accessibility to public transport and the need for local highway improvements; the scale and scope of any retail use (where planning permission is required) would not have an adverse impact on the vitality and viability of retail facilities in nearby settlements, or would undermine the retail hierarchy (see policy RT1); it would not have an adverse impact on the character, setting and appearance of the area and the surrounding landscape and where appropriate, townscape. As the proposal is a new building and not integrated with the existing working farm complex, it remains that it is considered that the proposal is not detrimental to the respective character and appearance of the area and surrounding landscape.

- The proposed development adheres to the requirements of policy TR3 of the Carmarthenshire Local Development Plan which ensures that proposed development relates to the highway design and layout considerations of developments and states that proposals which do not generate unacceptable levels of traffic on the surrounding road network, and would not be detrimental to highway safety or cause significant harm to the amenity of residents will be permitted.
- The proposed development adheres to the requirements of policy EQ4 of the Carmarthenshire Local Development Plan which ensures that proposals for development which have an adverse impact on priority species, habitats and features of recognised principal importance to the conservation of biodiversity and nature conservation, (namely those protected by Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006 and UK and Local BAP habitats and species and other than sites and species protected under European or UK legislation) will not be permitted, except where it can be demonstrated that the impacts can be satisfactorily mitigated, acceptably minimised or appropriately managed to include net enhancements; there are exceptional circumstances where the reasons for the development or land use change clearly outweighs the need to safeguard the biodiversity and nature conservation interests of the site and where alternative habitat provision can be made in order to maintain and enhance local biodiversity.
- The proposed development adheres to the requirements of policy EQ6 of the Carmarthenshire Local Development Plan which ensures that proposed development in Special Landscape Areas are designated in specific locations and proposals for development which enhance or improve the Special Landscape Areas through their design, appearance and landscape schemes will be permitted (subject to the policies and proposals of the Plan). The proposal is a diversification scheme for an established agricultural enterprise, at a sensitive siting and with a detailed landscaping scheme which will mitigate for the impact of the building within the landscape, and provides biodiversity benefits to the locality.
- The proposed development adheres to the requirements of policy EP1 of the Carmarthenshire Local Development Plan which ensures that proposals for development will be permitted where they do not lead to a deterioration of either the water environment and/or the quality of controlled waters. Proposals will, where appropriate, be expected to contribute towards improvements to water quality. Watercourses will be safeguarded through biodiversity/ecological buffer zones/corridors to protect aspects such as riparian habitats and species; water

quality and provide for flood plain capacity. Proposals will be permitted where they do not have an adverse impact on the nature conservation, fisheries, public access or water related recreation use of the rivers in the County. Proposals will wherever possible be required to make efficient use of water resources.

- The proposed development adheres to the requirements of policy EP2 of the Carmarthenshire Local Development Plan which ensures that proposals should wherever possible seek to minimise the impacts of pollution. It will be required to demonstrate proposals do not conflict with air quality strategy, cause deterioration in water quality, ensure that light and noise pollution are minimised and ensure that risks arising from contaminated land are addressed.
- The proposed development adheres to the requirements of policy EP3 of the Carmarthenshire Local Development Plan which ensures that proposals for development will be required to demonstrate that the impact of surface water drainage, including the effectiveness of incorporating Sustainable Drainage Systems (SUDS), has been fully investigated. The details and options resulting from the investigation must show that there are justifiable reasons for not incorporating SUDS into the scheme in accordance with section 8 of TAN 15.
- The proposal complies with Welsh Assembly Government issued advice contained in Technical Advice Note 6 "Planning for Sustainable Rural Communities" in that the proposed development is appropriate to the site and surrounding landscape.

NOTES

- 1 Comments and guidance received from consultees relating to this application, including any other permissions or consents required, is available on the Authority's website (www.carmarthenshire.gov.uk).
- 2 Please note that this permission is specific to the plans and particulars approved as part of the application. Any departure from the approved plans will constitute unauthorised development and may be liable to enforcement action. You (or any subsequent developer) should advise the Council of any actual or proposed variations from the approved plans immediately so that you can be advised how to best resolve the matter.

In addition, any conditions which the Council has imposed on this permission will be listed above and should be read carefully. It is your (or any subsequent developers') responsibility to ensure that the terms of all conditions are met in full at the appropriate time (as outlined in the specific condition).

The commencement of development without firstly meeting in full the terms of any conditions which require the submission of details prior to commencement of development will constitute unauthorised development. This will necessitate the submission of a further application to retain the unauthorised development and may render you liable to formal enforcement action.

Failure on the part of the developer to observe the requirements of any conditions could result in the Council pursuing formal enforcement action in the form of a Breach of Condition Notice.

- 3 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.
- 4 The burning of waste on the site should at no time be permitted which is likely to emit dark or black smoke, or smoke which would constitute a smoke nuisance at the nearest sensitive residential property.
- 5 All waste manure must be stored in a satisfactory manner/covered to ensure it does not give rise to an odour nuisance beyond the site boundary.
- 6 Appropriate methods of clearing the waste and cleaning the unit must be adopted to minimise the effect of dust / odours affecting neighbouring properties.
- 7 All dead stock must be stored in appropriate containers to reduce the potential for odours and flies.
- 8 Adequate procedures must in place for controlling flies if necessary.
- 9 Appropriate methods must be in place for the control of vermin if required.
- 10 Adequate procedures must be adopted to ensure the litter/manure inside the unit is kept dry and in such a condition as to reduce the ammonia produced.
- 11 It should be noted that the proposed development should be adequately controlled with regard to other emissions or deposits so that the development does not at any time constitute a statutory nuisance as defined by Section 79 of the Environmental Protection Act 1990.
- 12 Any works undertaken within or forming part of the highway shall meet the requirements of Section 184 of the Highways Act 1980, and shall only be commenced with the specific agreement of the Highway Authority.
- 13 The applicant should take due care and attention to avoid the deposit of mud on the road from construction vehicles using the access.
- 14 No drainage from the development site shall be connected to or allowed to discharge into the road drainage system, and the proposed junction shall be constructed such that the access road does not drain onto the road.