

Planning application P/2017/0799 – for an intensive poultry installation and associated works at: Land at Mulsford Farm, Mulsford, Sarn, Malpas SY147LP

Threapwood Parish Council hereby wish to register an OBJECTION to the above application on the following grounds:

- 1) In the opinion of the Parish Council, the proposed development does not meet the criteria required under Wrexham County Borough Council – Policy EC3: Agricultural buildings for the following reasons:
 - a) The mass, height and operation of the proposed development in this location will have a detrimental impact on the environment and surrounding landscape.
 - b) The isolated position of the proposed development does not form part of a farm complex. The recent construction of a grain store does not constitute a farm complex and has a low impact on the environment compared to the proposed commercial development.
 - c) There are no exceptional circumstances why the proposed development should be located at this isolated but visually intrusive location in open countryside.
 - d) The applicant has not demonstrated why it is necessary to locate the unit here compared to other options within their farming network where there might be a better fit with infrastructure and management.

- 2) Visual Amenity
 - a) The proposed development is located in open countryside in a shallow valley alongside the Wych Brook. The unspoilt view from the settlement of Threapwood across the valley to Ruabon Moor in the background is a recognised visual amenity for the community.

- 3) Highway Issues
 - a) The access route to the site navigates narrow lanes with limited passing places for HGV's and will add stress to the road network.
 - b) The new access track to the proposed site will see a considerable number of vehicles travelling across open countryside.

- 4) Light Pollution
 - a) On site pollution will occur during operation in this otherwise dark area of undeveloped open countryside.

- b) Night movements of HGV's to remove birds will see headlights moving across open countryside
- 5) Manure disposal
- a) The onsite or local storage and spreading of manure on the land could propagate pests such as flies and create the potential for pollution in this nitrate vulnerable zone.
 - b) There is no evidence of a manure management plan to take account of these considerations.
- 6) Protected species
- a) The proposed site sits close to the Wych Brook, a linear aquatic habitat where protected species and priority fish species are recorded. Part of the site is understood to lie within the exceptional flood zone which could lead to pollution concerns.
 - b) The storage and removal of waste and foul water needs special attention.
 - c) There could also be excessive leaching of nutrients from the storage and spreading of the waste manure on local land

Richard Salmon
Clerk Threapwood Parish Council

