



Design & Access Statement

Erection of Additional Poultry Unit

Llwyngwilym, Rhayader

November 2020



BERRYS

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PROJECT

Erection of broiler poultry unit at Llwyngwilym.

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1. Overview

- 1.1 This Design and Access Statement has been prepared by Berrys on behalf of our client, H & E Powell, in respect of a full planning application for an additional broiler poultry building at Llwyngwilym.
- 1.2 Planning permission was granted dated 30th June 2020 (ref: 18/0463/FUL) for the erection of a broiler unit, creation of access and all associated works at Llwyngwilym Farm, Rhayader, Powys, LD6 5NS. This application seeks to add a second poultry building on the site. The total number of birds would double from 55,000 to 110,000.
- 1.3 Information regarding the background, development, site selection and location is provided in the additional statements submitted to the Council for their consideration. The design of the scheme and proposed access provision is outlined below. The design has been finalised with reference to both national and local planning policy. This statement is accompanied by a full Environmental Impact Assessment (EIA) and Planning Statement.

2. Design Principles

Use and Context

- 2.1 There is planning permission for a single broiler poultry building on the site and this application relates to a proposed second building adjacent. The site is set within a sloping grassland field with the surrounding area being predominantly agricultural.
- 2.2 A purpose designed broiler poultry building will be constructed on the site adjacent to the approved building. The buildings will be of portal framed construction with insulated box profile metal sheeting to the walls and box metal profile sheet roofs and appear agricultural in character. The buildings have been sited according to the ground levels as set out on the topographical survey and to best fit the site and surrounding area including the existing building. Feed bins will be situated between the buildings.

Amount and Scale

- 2.3 As with the approved building the proposed building will measure 115.8m x 24.4m with an internal eaves height of 2.5m and ridge height of 5.1m. The tops of the ventilation chimneys will be at 5.94m. Feed bins will be situated between the buildings and have a height of 8.3m. There will be a yard area and access around the buildings. The buildings will be specifically designed and constructed for broiler rearing and be fully compliant with the latest welfare standards. The buildings will be fully ventilated.
- 2.4 This application seeks to add a second poultry building on the site. The total number of birds would double from 55,000 to 110,000.

Layout

- 2.5 The proposed site has been identified and selected as occupying a low impact and suitable location for the proposed development. The positioning of the sheds by the approved poultry building mitigates visual impact and represents an extension of the applicant's existing farming activity as opposed to isolated development in the countryside.
- 2.6 The proposed sheds are in a parallel formation. Full plans and drawings have been submitted with the application.

Appearance and Character

- 2.7 The poultry sheds will be of standard construction comprising portal steel-framed buildings with box profile sheet cladding to the sides and roof. It is likely that the sheds will be Juniper Green in colour. The buildings will be of agricultural character in a rural area.

Environmental Sustainability

- 2.8 The building will include an acid scrubbing system (IPT VentMax 1200) for odour and ammonia control to ensure that emissions to air are mitigated. This has a maximum ventilation capacity of 120,000m³/hr (33.33m³/s). The buildings will be heated using biomass boilers with back up gas heaters.

Community Safety

- 2.9 There will be no public access to the site.

3. Access and Traffic Movements

- 3.1 The proposed development site is accessed directly from the B4518 St Harmon Road county road, which links to the A470 Trunk Road approximately 1.25km to the south west of the site at Rhayader. To the north east the B4518 connects a number of smaller settlements of Mid-Wales, but does not provide a wider strategic function. As a consequence, the B4518 carries only a low number of daily vehicle movements; whilst no traffic counts have been carried out on the route, it is estimated that less than 2000 2-way vehicle movements pass the site in a 24-hour period.
- 3.2 Given the nearby connectivity to the strategic road network, it is considered that all traffic for the proposed development will travel to and from the site via the A470 at Rhayader. Therefore, the development traffic will only travel a relatively short distance on the local road network, which is traffic calmed along the urban section of the route at Rhayader. The junction between the B4518 and the A470 Trunk Road at Rhayader is of a sufficient standard for movements by heavy goods vehicles (HGVs) and no issues were raised by the local highway authority over this access route during the consideration of the previous planning application for the single broiler building.
- 3.3 Between the site and its junction with the A470, the B4518 generally has a width of at least 6.1m and is of a suitable standard to accommodate movements by HGVs.
- 3.4 The proposed increase in capacity from 55k to 110k broilers per cycle is predicted to increase the number of traffic movements by 64% from 42 to 69 two-way movements, over the 48-day cycle period. This equates to an additional 27 vehicle movements on the network for each cycle. Considering that the site will be able to deliver 7.6 flocks per annum, this will lead to an overall total of 524 vehicle movements on the network throughout the year.
- 3.5 There will be a hard standing area around the building enabling access and turning space within the site.

4. Conclusion

- 4.1 In summary, the design, siting, and scale of the proposed development has been carefully assessed to ensure that the development does not detract from the wider visual amenities of the surrounding area.
- 4.2 In view of the information provided throughout this statement and the accompanying documents submitted, it is considered that the proposed scheme meets the design requirements as set out in the relevant national and local planning policies.