

<b>PWYLLGOR CYNLLUNIO</b>	<b>DYDDIAD: 11/04/2022</b>
<b>ADRODDIAD UWCH REOLWR GWASANAETH CYNLLUNIO A GWARCHOD Y CYHOEDD</b>	

**Rhif: 8**

**Cais Rhif: C21/0931/23/LL**

**Dyddiad 22/09/2021**

**Cofrestru:**

**Math y Cais: Llawn**

**Cymuned: Llanrug**

**Ward: Cwm y Glo**

**Bwriad: Codi estyniad at uned ddofednod presennol er mwyn cynnwys 16,000 o ieir ychwanegol (ar gyfer cynhyrchu wyau rhydd) ynghyd â gwaith cysylltiol**

**Lleoliad: Plas Tirion, Llanrug, Caernarfon, Gwynedd, LL55 4PY**

**Crynodeb o'r Argymhelliad: CANIATAU GYDAG AMODAU**

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## 1. Disgrifiad:

- 1.1 Cais llawn yw hwn ar gyfer codi estyniad i uned amaethyddol i gadw ieir sy'n cynhyrchu wyau maes a gwaith cysylltiedig ar Fferm Plas Tirion, Llanrug. Byddai'r sied arfaethedig wedi cysylltu i gefn y sied bresennol ac o'r un dyluniad a honno. Byddai'r estyniad yn mesur oddeutu 36.5medr o hyd, 31.55medr o led, 5.93medr o uchder i'r brig ac o orffeniad bocsg profil lliw gwyrdd "juniper". 1,151.57m<sup>2</sup> fyddai arwynebedd llawr yr estyniad gyda'r estyniad yn cartrefu hyd at 16,000 o ieir dodwy.
- 1.2 Bwriedir defnyddio seilo porthiant presennol sydd wedi ei lleoli cyfochrog a'r sied bresennol gyda'r safle wedi ei wasanaethu oddi ar y trac presennol. Mae Plas Tirion yn daliad amaethyddol sy'n cynnwys 521 acer o dir gyda chyfanswm o 200 o wartheg biff, a dofednod a byddai'r uned arfaethedig yn ychwanegu 16,000 o ieir ychwanegol i'r fenter yn creu cyfanswm o 48,000 o ieir.
- 1.3 Bydd yr estyniad hwn yn ychwanegiad i'r uned bresennol ac yn cael ei weithredu'r union run fath ar system bresennol. Gan mae estyniad i'r uned bresennol yw hon mae mecanwaith angenrheidiol eisoes yn bodoli o fewn yr adeilad presennol ac ond ychwanegiadau atodol mewnol sydd angen i'w wneud a rhagwelir ni fydd angen ymgymryd â gwaith peirianyddol health. Er hyn, bydd rhywfaint o waith peirianyddol yn cymryd lle wrth osod tanciau dwr yn y ddaear a chlirio a lefelu'r safle er mwyn adeiladu'r estyniad. Er mwyn lleihau effaith weledol o gyfeiriad y gorllewin bwriedir plannu coed cynhenid.
- 1.4 Mae'r safle wedi ei leoli yng nghefn gwlad rhwng pentref Waunfawr a Llanrug ac ar ddaliad amaethyddol Fferm Plas Tirion. Gwasanaethir y safle oddi ar rodfa breifat sydd hefyd yn gwasanaethu'r fferm bresennol gyda chyffordd ymhellach draw i'r dwyrain gyda ffordd sirol dosbarth III. Nid yw'r ardal gyfagos wedi ei ddynodi ar gyfer unrhyw ddynodiant statudol er bod dynodiant anstatudol ar ffurf Safle Bywyd gwyllt wedi ei leoli oddeutu 155m i'r gogledd o safle'r cais gyda llwybr cyhoeddus rhif 82 Llanrug wedi ei leoli oddeutu 150m i'r gorllewin.
- 1.5 Cyflwynir y cais i'r Pwyllgor Cynllunio gan ei fod yn ddatblygiad mawr dros 1,000m<sup>2</sup>. Roedd yn ofynnol i'r datblygwyr ymgymryd â phroses Ymgynghoriad Cyn-Cais, gan ymgynghori gyda chyrrff perthnasol â'r gymuned ac mae Adroddiad Ymgynghoriad Cyn-Cais wedi ei gyflwyno. Cyflwynwyd y dogfennau canlynol hefyd:
- Datganiad Dylunio a Mynediad
  - Cynllun Rheoli Tail (Manure Management Plan)
  - Asesiad Sŵn (Noise Assessment)
  - A Report on the Modelling of the Dispersion and Deposition of Amonia from the proposed Free Range Egg Laying Chicken houses
  - Datganiad Dull Atal Llygredd (Method Statement Pollution Prevention)
  - Asesiad Rheoliadau Cynefinoedd (Habitat Regulation Assessment)
  - "In-combination Assessment"
  - Impact Assessment of odour from the proposed Free Range Egg Laying Chicken Houses
  - Cynllun Draenio
  - Cynllun pori y ieir (Rangin Plan)
- 1.6 Yn ychwanegol i'r uchod, mae'r cais wedi ei sgrinio gan yr Awdurdod Cynllunio Lleol yn unol â gofynion Rheoliadau Cynllunio Gwlad a Thref (Asesu Effeithiau Amgylcheddol) (Cymru) 2016 a chadarnhawyd nad oes angen Asesiad Effaith Amgylcheddol mewn perthynas â'r datblygiad yma.

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## **2. Polisiâu Perthnasol:**

2.1 Mae Adran 38(6) o Ddeddf Cynllunio a Phrynu Gorfodol 2004 a pharagraff 2.1.2 Polisi Cynllunio Cymru yn pwysleisio y dylid penderfynu ceisiadau yn unol â'r Cynllun Datblygu, oni bai bod ystyriaeth faterol cynllunio yn nodi fel arall. Mae ystyriaethau cynllunio yn cynnwys Polisi Cynllunio Cenedlaethol, a'r Cynllun Datblygu Lleol.

2.2 Mae'r Ddeddf Llesiant Cenedlaethau'r Dyfodol (Cymru) 2015 yn rhoi dyletswydd ar y Cyngor i ymgymryd â chamau rhesymol wrth arfer ei swyddogaethau i gyflawni'r 7 amcan llesiant sydd o fewn y Ddeddf. Mae'r adroddiad hwn wedi'i baratoi gan ystyried dyletswydd y Cyngor a'r 'egwyddor datblygu gynaliadwy', fel sydd wedi'i ddatgan yn Neddf 2015. Wrth ffurfio'r argymhelliad mae'r Cyngor wedi ceisio sicrhau bod anghenion y presennol yn cael eu diwallu heb beryglu gallu cenedlaethau'r dyfodol i ddiwallu eu hanghenion hwythau.

## **2.3 Cynllun Datblygu Lleol ar y Cyd Gwynedd a Môn 2011-2026 mabwysiadwyd 31 Gorffennaf 2017**

PS 1 – Yr iaith Gymraeg a'r diwylliant Cymreig

ISA 1: Darpariaeth isadeiledd

TRA 1: Datblygiadau rhwydwaith cludiant

TRA 4: Rheoli ardrawiad cludiant

PS 5: Datblygu Cynaliadwy

PCYFF 2: Meini prawf datblygu

PCYFF 3: Dylunio a siapio lle

PCYFF 4: Dylunio a Thirweddu

PCYFF 5: Rheoli Carbon

PCYFF 6: Cadwraeth Dwr

AMG 3: gwarchod a gwella nodweddion a rhinweddau sydd yn nodedig i gymeriad y dirwedd

AMG 5: Cadwraeth Bioamrywiaeth Lleol

CYF 6: ailddefnyddio ac addasu adeiladau gwledig neu uned breswyl ar gyfer ddefnydd busnes neu adeiladu unedau newydd ar gyfer busnes/diwydiant

Canllaw Cynllunio Atodol - Cynnal a Chreu Cymunedau Nodedig a Chynaliadwy

## **2.4 Polisiâu Cenedlaethol:**

Cymru'r Dyfodol: Y Cynllun Cenedlaethol 2040

Polisi Cynllunio Cymru (Rhifyn 11 - Chwefror 2021)

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Nodyn Cyngor Technegol (NCT) 6 Cynllunio ar Gyfer Cymunedau Gwledig Cynaliadwy (2010).

Nodyn Cyngor Technegol (NCT) 11 Sŵn (1997)

Nodyn Cyngor Technegol (TAN) 12: Dylunio (2016)

Nodyn Cyngor Technegol (TAN) 18: Trafnidiaeth (2007)

### 3. Hanes Cynllunio Perthnasol:

3.1 C17/1022/23/SC – Barn sgrinio ar gyfer uned dofednod – cadarnhau nad oes angen asesiad effaith amgylcheddol ar gyfer y bwriad.

C17/1022/23/LL – Codi uned ddofednod ar gyfer cynhyrchu wyau rhydd, rhodfa, man troi, tirweddu, storfa dail ynghyd â 2 seilo

C21/0773/23/LL - Codi adeilad amaethyddol i'w ddefnyddio ar gyfer cadw tail a phob gwaith cysylltiol - Caniatawyd gyda Amodau - 03-02-2022

### 4. Ymgynghoriadau:

Cyngor Cymuned/Tref: Heb derbyn sylwadau

Uned Drafnidiaeth: Cyfeiriaf at y cais uchod a dymunaf ddatgan na fwriadaf roi argymhelliad gan y tybir na fuasai'r datblygiad arfaethedig yn cael effaith andwyol ar unrhyw ffordd, neu ffordd arfaethedig.

Cyfoeth Naturiol Cymru: Sylwadau 26.10.2021

Thank you for consulting us on the above application, which we received on the 5th October 2021.

**We have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, you should seek further information from the applicant regarding water quality and your Authority should consider protected sites further. If this information is not provided, we would object to this planning application. Further details are provided below.**

**We also advise that based on the information submitted to date, the documents identified below should be included in the approved plans and documents condition on the decision notice. Without the inclusion of these documents we would object to this planning application.**

Approved plans/documents:

- Manure Management Plan

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- Ranging Plan (RJC-AZ170-15)
- Method Statement and Pollution Prevention Plan

### Protected Sites

Agricultural units have the potential to impact protected sites through aerial emissions (ammonia). We assess the air quality impact a unit may have on European protected sites and Sites of Special Scientific Interest (SSSIs) within a screening distance of 3km of this unit.

We welcome the Ammonia Emissions: Impact Assessment Report, Isopleth Ltd, July 2021 Report Ref: 01.0223.001 v2. The report has compared existing and proposed ammonia levels. The report has assessed the existing building, operational since Nov 2018, deemed part of the background level. The report has assessed the additional 16,000 hens, which is within the 1% additional ammonia level. However, the report has identified the need to assess In-combination effects with slurry lagoon, Gwynedd Council planning application reference C19/1169/14/LL at Pengelli Isaf Bethel Road, Caernarfon, Gwynedd, LL55 1UH - Creation of slurry lagoon and construction of agricultural structure. This source is 5.6km away from Llwyn Y Coed SSSI and 3.7km from Pant Cae Haidd SSSI.

Taking the above into consideration, we advise that the proposal is not likely to have direct significant effects on any site alone. However, we advise that the relevant competent authority should record an in-combination assessment for any other plans and projects that could act in combination. In light of the Wealden judgement, we advise that (even when the Process Contribution is less than 1%), consideration of other relevant projects may be required to ascertain whether there are possible indirect effects.

### Water Quality

#### - Drainage Plan

The addition of 16,000 hens on to the existing 32,000 hens on site, has the potential to generate an additional 50% more dirty water at the shed. The Drainage Plan, Roger Parry & Partners, RJC-AZ170-14, refers to the Dirty Water tank meeting the SSAFO Standards. However, further justification and calculations will be required to demonstrate that the tank has been installed and sized to meet The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021, or that a new, suitably-sized tank is to be installed.

The structure will need to be designed and built by a suitably qualified engineer to meet the standards set in the Regulations and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading).

#### - Manure Management Plan

We are generally satisfied with the Manure Management Plan and Spreading Maps, and not that further to our previous response (CAS-

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161775-X4Y9) to the pre-application that data sheets 2 and 6 have been omitted from the plan.

We note the commitment not to spread manure during winter months and advise that the application of spreading should be in accordance with the Welsh Government's Code of Good Agricultural Practices (CoGAP) and the Water Resources (Control of Agricultural Pollution) Regulations 2021 (CoAP).

We note that a Manure Contingency plan has been submitted and that manure can be also be exported to Gamber Logistics Ltd. It is important that operators take responsibility to ensure the manure or slurry exported is being managed appropriately by others. We note that the manure management plan includes a contingency plan for the storage of manure when spreading to land is not possible. If manures produced are not able to either be spread or stored in field heaps, then the applicant must ensure that the hard-standing areas used comply with CoAP 2021 regulations. All wash water and manures arising from poultry units must be collected and stored in accordance with CoAP 2021 regulations and spread according to CoGAP.

We advise that the manure management plan must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

#### Ranging Plan

We have reviewed the Ranging Plan (RJC-AZ170-15) are satisfied with the plan.

We advise that the ranging plan must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

#### - Pollution Prevention Plan

We are satisfied with the submitted "Method Statement and Pollution Prevention Plan".

We advise that the pollution prevention plan must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

#### **Protected Species**

We note that there is no information about protected species with the application, and therefore are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

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### Sylwadau 3/12/21

Thank you for forwarding the HRA justification report, which we received on the 15th November 2021 in support of the above application. The report has not address our concerns, and therefore our previous response, dated 26th October 2021 is still valid.

### Sylwadau 4.01.2022

Thank you for consulting us on the amended drainage plan in support of the above application, which we received on the 16th December 2021.

**We continue to have concerns with the application as submitted because inadequate information has been provided in support of the proposal. To overcome these concerns, your Authority should consider protected sites further. If this information is not provided, we would object to this planning application. Further details are provided below.**

**We also advise that based on the information submitted to date, the documents identified below should be included in the approved plans and documents condition on the decision notice. Without the inclusion of these documents we would object to this planning application.**

Approved plans/documents:

- • Drainage plan (Roger Parry & Partners, RJC-Z170-14, 16/12/2021)
- • Manure Management Plan
- • Ranging Plan (RJC-AZ170-15)
- • Method Statement and Pollution Prevention Plan

### **Protected Sites**

Agricultural units have the potential to impact protected sites through aerial emissions (ammonia). We assess the air quality impact a unit may have on European protected sites and Sites of Special Scientific Interest (SSSIs) within a screening distance of 3km of this unit.

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agricultural structure. This source is 5.6km away from Llwyn Y Coed SSSI and 3.7km from Pant Cae Haidd SSSI.

Taking the above into consideration, we advise that the proposal is not likely to have direct significant effects on any site alone. However, we advise that the relevant competent authority should record an in-combination assessment for any other plans and projects that could act in combination. In light of the Wealden judgement, we advise that (even when the Process Contribution is less than 1%), consideration of other relevant projects may be required to ascertain whether there are possible indirect effects.

### **Water Quality**

#### **- Drainage Plan**

The applicants have now provided an amended drainage plan that shows that the additional effluent from the proposed extension will be draining to an additional dirty water tank. We are satisfied that additional dirty water capacity will be provided as part of the proposed development.

We remind the applicants that the structure will need to be designed, sized and and built by a suitably qualified engineer to meet the standards set in the Regulations and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading).

We advise that the amended drainage plan (Roger Parry & Partners, RJC-AZ170-14, 16/12/2021) must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

#### **Manure Management Plan**

We are generally satisfied with the Manure Management Plan and Spreading Maps, and not that further to our previous response (CAS-161775-X4Y9) to the pre-application that data sheets 2 and 6 have been omitted from the plan.

We note the commitment not to spread manure during winter months and advise that the application of spreading should be in accordance with the Welsh Government's Code of Good Agricultural Practices (CoGAP) and the Water Resources (Control of Agricultural Pollution) Regulations 2021 (CoAP).

We note that a Manure Contingency plan has been submitted and that manure can be also be exported to Gamber Logistics Ltd. It is important that operators take responsibility to ensure the manure or slurry exported is being managed appropriately by others.

We note that the manure management plan includes a contingency plan for the storage of manure when spreading to land is not possible. If manures produced are not able to either be spread or stored in field heaps, then the applicant must ensure that the hard-



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standing areas used comply with CoAP 2021 regulations. All wash water and manures arising from poultry units must be collected and stored in accordance with CoAP 2021 regulations and spread according to CoGAP.

We advise that the manure management plan must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

#### Ranging Plan

We have reviewed the Ranging Plan (RJC-AZ170-15) are satisfied with the plan.

We advise that the ranging plan must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

#### Pollution Prevention Plan

We are satisfied with the submitted "Method Statement and Pollution Prevention Plan".

We advise that the pollution prevention plan must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

#### Protected Species

We note that there is no information about protected species with the application, and therefore are assuming that your Authority has screened the application and concluded that there is not a reasonable likelihood of protected species being present.

#### Sylwadau 27.01.2022

Bydd angen i'ch Awdurdod wirio am unrhyw ffynonellau eraill sydd wedi'u hadeiladu neu sy'n gwneud cais am ganiatâd i gael eu hadeiladu a allai effeithio ar y safleoedd sensitif o fewn eich pellter sgrinio. Er mwyn gwneud yr asesiad hwn mae angen gosod pob safle sensitif yng nghanol yr ardal chwilio.

Felly, mae ein hymateb blaenorol dyddiedig 4ydd i Ionawr 2022 yn dal yn ddilys, h.y. bydd angen asesiad ar y cyd ("in-combination assessment") gan eich Awdurdod.

#### Sylwadau 8.02.2022

Thank you for consulting us on the amended drainage plan in support of the above application, which we received on the 16th December 2021.

**We continue to have concerns with the application as submitted. However, we are satisfied that these concerns can be overcome if**

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**the documents identified below are included in the approved plans and documents condition on the decision notice:**

**Approved plans/documents:**

- **Drainage plan (Roger Parry & Partners, RJC-AZ170-14, 16/12/2021)**
- Manure Management Plan
- **Ranging Plan (RJC-AZ170-15)**
- Method Statement and Pollution Prevention Plan

**Please note, without the inclusion of these documents we would object to this planning application. Further details are provided below.**

### **Protected Sites**

Agricultural units have the potential to impact protected sites through aerial emissions (ammonia). We assess the air quality impact a unit may have on European protected sites and Sites of Special Scientific Interest (SSSIs) within a screening distance of 3km of this unit.

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We have assessed the In-combination effects with slurry lagoon, Gwynedd Council planning application reference C19/1169/14/LL at Pengelli Isaf Bethel Road, Caernarfon, Gwynedd, LL55 1UH - Creation of slurry lagoon and construction of agricultural structure. As that slurry lagoon was an improvement to an existing lagoon, and therefore would not have contributed to any further ammonia emissions, we are satisfied that any in-combination effects with that lagoon would not increase any potential impacts upon protected sites.

We therefore no longer have any protected sites concerns.

### **Water Quality**

#### **- Drainage Plan**

The applicants have now provided an amended drainage plan that shows that the additional effluent from the proposed extension will be draining to an additional dirty water tank. We are satisfied that additional dirty water capacity will be provided as part of the proposed development.

We remind the applicants that the structure will need to be designed, sized and and built by a suitably qualified engineer to meet the standards set in the Regulations and BS 5502 (Building and Structures for Agriculture Code of Practice for Design, Construction and Loading).

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We advise that the amended drainage plan (Roger Parry & Partners, RJC-AZ170-14, 16/12/2021) must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

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It is important that operators take responsibility to ensure the manure or slurry exported is being managed appropriately by others.

We note that the manure management plan includes a contingency plan for the storage of manure when spreading to land is not possible. If manures produced are not able to either be spread or stored in field heaps, then the applicant must ensure that the hard-standing areas used comply with CoAP 2021 regulations. All wash water and manures arising from poultry units must be collected and stored in accordance with CoAP 2021 regulations and spread according to CoGAP.

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We advise that the pollution prevention plan must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

### **Protected Species**

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Dŵr Cymru:

Dim sylwadau

Uned Gwarchod y Cyhoedd:

Sylwadau 16.11.2021

The service has considered the above planning application, and our observations are as follows:-

The application refers to an extension to include an additional 16,000 hens and 6 additional ventilation units on the proposed building. The DAS refers to noise, however, there are no details regarding the noise levels that will derive from the additional units. The applicant refers to the fact that the units will operate in hot weather and this will entail less noise impact. We have to remember that in hot weather residents tend to open house windows and are out more in their gardens than in the winter. Therefore, any noise has the potential to cause a nuisance.

I suggest that the applicant conducts a noise assessment to establish what the noise levels will be from the new ventilation units to see if there is any increase that will have an adverse impact on local residents. The noise assessment should include low frequency levels from the unit, details of the units and the noise level of each unit (if they are different units), and the location of each unit. The area's current background noise levels should be included. No development should raise the background noise level, the service does not want creeping background levels, therefore any new unit should be a minimum of 5-10dB less than existing background noise, that includes low frequency noise.

Odours can cause problems, however, with good site management this can be controlled with a plan in place. It should be ensured that an alternative waste disposal arrangement is in place (where required) for the manure produced in the shed if complaints are received. Although the manure management plan indicates that the farm has land to dispose of chicken manure, this may be limited due to the fact

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that manure from other stock on the farm is disposed in the same manner. When spreading manure on the land, it should be ensured that odours do not cause a nuisance and that a correct procedure is followed to reduce odours. The applicant should not spread manure close to residential properties in the area.

Although the Agent notes that no complaints have been received, the proposal increases the number of hens and therefore there is a potential for more noise/odours to arise.

The applicant should have provided an odours assessment as part of the planning application to demonstrate there will be no increase in odours that may have an impact on nearby residents. Such a report will have to be provided to apply for a licence from NRW.

The site will be required to apply for a licence from Natural Resources Wales (NRW) and noise and odours are part of the operational licence.

#### Sylwadau 18.01.2022

Codi estyniad at uned ddofednod presennol er mwyn cynnwys 16,000 o ieir ychwanegol (ar gyfer cynhyrchu wyau rhydd) ynghyd â gwaith cysylltiol

#### **Diolch am ymgynghori â ni ar y wybodaeth ychwanegol ynglŷn ar asesiad sŵn ac arogleuon.**

Yn gyffredinol, rydym yn fodlon efo'r asesiad sŵn sydd yn dod i'r casgliad ni fydd effaith sŵn o'r unedau newydd ar drigolion yr ardal. Rydym wedi cymharu'r lefelau cefndirol sydd wedi cael ei defnyddio yn yr adroddiad efo'r lefelau'r cefndirol yn adroddiad ar gyfer yr uned bresennol nol yn 2017. Er mae'r adroddiad yn dod i'r casgliad ni fydd yr unedau sydd wedi cael ei asesu am gael effaith sŵn ar drigolion cyfagos, awgrymaf fod amod yn cael ei osod ar unrhyw ganiatâd i sicrhau fod unedau o'r fath (sydd efo'r lefelau allyriant sŵn fel yr Big Dutchman FF091, Big dutchman EM50 yn cynnwys y lefelau sŵn trydydd wythfed) yn cael ei osod, a'i awdurdodi gan yr awdurdod lleol.

Mae modelu gwasgariad arogleuon wedi'i wneud sy'n rhagweld na fydd unrhyw dai sensitif cyfagos am gael ei effeithio gan grynodiadau aroglau uwchlaw'r meincnod a argymhellir ar gyfer arogleuon gweddol sarhaus. Rwy'n fodlon â chasgliad yr adroddiad hwn . Efo mesuriadau rheoli arogleuon mewn lle ni fydd arogleuon o'r uned yn cael effaith ar drigolion yr ardal, fydd dogfen rheoli arogleuon angen fod rhan o'r cais am drwydded i Gyfoeth Naturiol Cymru

Fel rhan o gais am drwydded gan Gyfoeth Naturiol Cymru, fydd rhaid i'r ymgeisydd darparu dogfennau rheoli sŵn ac arogleuon fel

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rhan o'r cais. Mae'r adroddiadau yn cyfeirio tuag at y fath o ddogfennau a bod y safle am gael ei rheoli o dan drwydded gan Gyfoeth Naturiol Cymru.

Awgrymaf fod amod 7 sydd yn ymwneud a llwch ar y caniatâd presennol yn cael ei drosglwyddo fel amod ar unrhyw ganiatâd newydd ar gyfer y cais yma.

Rwyf dal yn rhoi nodyn isod i'r ymgeisydd;

Dylid sicrhau fod trefniant gwaredu gwastraff amgen yn ei le (lle fo angen) ar gyfer baw a gynhyrchir o'r sied ieir. Er bod yr asesiad 'manure management plan' yn dangos fod y fferm gyda thir i waredu baw'r ieir gall hyn gael ei gyfyngu oherwydd y ffaith fod tail stoc fferm eraill y fferm yn cael ei waredu yn yr un modd. Ni ddylai'r gweithrediad o wasgaru baw ar dir achosi niwsans arogl i'r trigolion y gymuned. Dyle canllawiau DEFRA cael ei ddilyn, ac ni dyle wasgaru yn agos at dai trigolion. Dylid defnyddio system chwistrellu fewn i'r tir lle mae'n bosib lleihau arogleuon

Uned Draenio Tir

Dim sylwadau

Uned Hawliau Tramwy

Cyfeirïaf at y cais uchod. Nid yw hi'n ymddangos fod unrhyw Hawliau Tramwy sydd wedi eu cofnodi fydd yn cael eu heffeithio gan y bwriad yma

Uned Bioamrywiaeth

An extension to the existing building is proposed. The new facility would therefore consist of 1 extended building housing a maximum of 16000 free range layers in addition to the 32000 birds already at the site (for a maximum of 48000 birds in total).

The applicants has provided the following documents:

*Isopleth Ltd produced Plas Tirion: Ammonia Impact Assessment July 2021 (Report Ref: 01.0223.001 v2)* – this appears to be a comprehensive and clear report.

NRW state "However, the report has identified the need to assess In-combination effects with slurry lagoon, Gwynedd Council planning application reference C19/1169/14/LL at Pengelli Isaf Bethel Road, Caernarfon, Gwynedd, LL55 1UH - Creation of slurry lagoon and construction of agricultural structure. This source is 5.6km away from Llwyn Y Coed SSSI and 3.7km from Pant Cae Haidd SSSI."

Following this, the applicant has provided this: *In-Combination Assessment Erection of a poultry unit extension to accommodate 16,000 free range chickens together with associated works Prepared for D C & H Mackinnon Plas Tirion, Llanrug, Caernarfon, LL55*

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4PY The Ammonia In-combination Assessment by Roger Parry and Partners is undated and lacks information.

Gareth Thomas NRW comment on 4th January 2022 regarding the ammonia assessment (Isopleth Ltd. July 2021) state "..., we advise that the proposal is not likely to have direct significant effects on any site alone." And goes on to say that Gwynedd LPA should consider this development for in-combination assessments for other relevant development proposals.

I would like to add that the prevailing wind is south westerly, which indicates that the majority of ammonia aerial emission are likely to travel away from the SSSIs: Cae Pant Haidd & Llwyn y Coed & Llyn Padarn, therefore reducing the likelihood of impact due to ammonia. These SSSI contain plants that are sensitive to ammonia pollution such as Wilson's filmy fern in Llwyn y Coed.

The ammonia assessment by Isopleth Ltd in July 2021 concludes:

*"The assessment shows that impacts at all designated ecological sites will be below 1% of the relevant critical level and nutrient nitrogen critical load and are therefore below the thresholds NRW apply in their assessment of potential impact on protected sites. The impacts of ammonia from the proposed development site are therefore predicted to be acceptable either alone or in-combination with other schemes according to Gwynedd and NRW assessment criteria. As such the development is unlikely to adversely impact protected sites."*

I consider it unlikely that this development will have a direct impact on protected sites. In-combination with other ammonia pollution producing developments it is also unlikely to have an impact on protected sites (due to wind direction, landform and distance). However I would like to point out that I do not currently have enough knowledge to make a full assessment of the ammonia impact and to look at it critically. In general development applications for chicken farms and slurry pits and large cattle sheds highlight how industrial and intensive farming is still becoming and producing more pollution and waste, which all have environmental issues.

As NRW have requested we should keep a record of all developments producing ammonia aerial pollution.

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Ymgynghoriad Cyhoeddus: Rhoddwyd rhybudd yn y wasg, ar y safle a gwybyddwyd trigolion cyfagos. Daw'r cyfnod hysbysebu i ben ar 17/11/2021 ac ni dderbyniwyd unrhyw ymateb gan y cyhoedd i'r bwriad fel y'i cyflwynwyd yn dilyn y cyfnod hysbysu statudol.

## **5. Asesiad o'r ystyriaethau cynllunio perthnasol:**

### **Egwyddor y datblygiad**

- 5.1 Mae'r safle wedi ei leoli tu allan i unrhyw ffin datblygu fel y diffinnir gan y Cynllun Datblygu Lleol (CDLI) felly yn safle cefn gwlad agored. Datgan polisi PCYFF 1 y gwrthodir cynigion tu allan i ffiniau datblygu, oni bai bod polisi penodol o fewn y Cynllun neu bolisi cenedlaethol yn dangos bod lleoliad cefn gwlad yn hanfodol. Nid oes polisi penodol yn y CDLI yn ymwneud a datblygiadau amaethyddol, felly y brif ystyriaeth yw polisi Cenedlaethol Polisi Cynllunio Cymru (PCC) a Nodyn Cyngor Technegol (TAN) 6: Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy.
- 5.2 Datgan Paragraff 5.6.6 o Bolisi Cynllunio Cymru er y dylid diogelu cefn gwlad agored lle bo'n bosibl, dylai ehangiad busnesau presennol sydd wedi'u lleoli yng nghefn gwlad agored gael ei gefnogi, cyn belled nad oes unrhyw effeithiau annerbyniol. Mae'n ymhelaethu ym mharagraff 5.6.8 y dylai awdurdodau cynllunio fabwysiadu ymagwedd adeiladol at gynigion datblygu amaethyddol, yn enwedig y rhai a gynlluniwyd i ddiwallu anghenion mewn perthynas â newid mewn ymarferion ffermio.
- 5.3 Mae Nodyn Cyngor Technegol (TAN) 6: Cynllunio ar gyfer Cymunedau Gwledig Cynaliadwy yn hybu dyfodol cynaliadwy a phroffidiol i deuluoedd ffermio a busnesau drwy gynhyrchu a phrosesu cynnyrch fferm ar yr un pryd â diogelu'r amgylchedd, iechyd a lles anifeiliaid, addasu i newid hinsawdd a lliniaru ei effeithiau, gan gyfrannu at fywiogrwydd a ffyniant cymunedau gwledig. Mae'r Canllaw yn nodi, fel rheol dylai adeiladau newydd fod yn rhan o grŵp a dylid sicrhau perthynas rhwng eu lliw a'u maint ag adeiladau sy'n bodoli eisoes.
- 5.4 Yn yr achos yma, mae'r sied arfaethedig yn ehangiad o uned fusnes teuluol presennol sydd ag 521 acer o dir ac wedi bod yn ffermio llaeth ers 2021 ond wedi arallgyfeirio at gadw gwartheg biff, ac yn fwy diweddar ieir ar gyfer cynhyrchu wyau. Byddai'r sied arfaethedig ynghlwm i'r sied ieir presennol, gyda'r estyniad yn llai o faint a graddfa ond o'r un dyluniad a'r sied bresennol. Ystyrir fod y sied yn rhesymol angenrheidiol ar gyfer diben amaethyddiaeth i ehangu'r busnes ac nid oes amheuaeth bod ei leoliad cefn gwlad yn hanfodol o fewn iard y fferm sefydledig. Mae'r bwriad felly yn cyd-fynd a polisi PCYFF 1 ac egwyddorion PCC a TAN 6 cyn belled nad oes unrhyw effeithiau annerbyniol yn sgil y bwriad.

### **Mwynderau gweledol**

- 5.5 Er gwaethaf fod y safle wedi ei leoli yng nghefn gwlad rhwng pentref Llanrug i'r gogledd a phentref Waunfawr i'r De, mae ei osodiad yn y tirlun yn golygu mai dim ond golygfeydd ysbeidiol ceir ohono o'r dirwedd gyfagos. Mae'r goedlan sydd wedi ei leoli union gyfochrog i'r dwyrain o'r uned ynghyd a'r bryncyn sy'n nodwedd ffisegol amlwg yn y dirwedd i'r dwyrain ac i'r de o'r safle ynghyd ag adeiladwaith y daliad amaethyddol presennol i'r gogledd o safle'r cais yn lleihau unrhyw effaith weledol ceir o leoli'r uned ar y llecyn tir hwn. Er bod llwybr cyhoeddus yn rhedeg i'r gorllewin o'r safle mae pellter oddeutu 150m rhwng yr uned ei hun a'r llwybr cyhoeddus. Er mwyn



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lleihau effaith weledol y bwriad o gyfeiriad y gorllewin a'r llwybr cyhoeddus bwriedir plannu coed cynhenid ar hyd ffin y safle ac sy'n parhau i redeg yn gyfochrog a'r bwnd presennol a chafodd ei osod wrth adeiladu'r sied bresennol. Mae'r bwnd neu glawdd yma erbyn hyn wedi adfywio'n naturiol gan lystyfiant ynghyd a choed cynhenid hefyd wedi ei blannu ar hyd y clawdd hwn sydd yn mesur 1.6m o uchder, 8 m o led ac 60m o hyd.

- 5.6 Credir y bydd y cyfyngiad o ffurf, graddfa, edrychiadau (gorchudd lliw gwyrdd tywyll) ynghyd a gosodiad yr estyniad yn y dirwedd sydd wedi cuddio tu ôl i'r sied presennol yn golygu y byddai unrhyw ad-drawiad gweledol ohono o olygfeydd agos yn unig a bydd unrhyw olygfeydd ohono o bellter yn ysbeidiol yn unig os o gwbl o gyfeiriad y gogledd, de a'r dwyrain. I'r perwyl hwn, credir nid yw'r bwriad yn ddatblygiad anarferol yng ngefn gwlad ac ystyrir yn dderbyniol ar sail gofynion Polisi CYF 6, PCYFF 3 a PCYFF 4 o'r CDLI.

### **Mwynderau cyffredinol a phreswyl**

- 5.7 Er bod y safle wedi ei leoli yng nghefn gwlad a nepell o ddaliad amaethyddol gweithredol lleolir anheddau preswyl yn nalgylch y safle ei hun. Lleolir yr anheddau a adnabyddir fel Plas Tirion a Phlas Tirion Lodge oddeutu 240m i'r gogledd o safle'r cais gydag anheddau/tyddynnod eraill wedi eu lleoli dros 400m o safle'r cais. Bydd y bwriad yn golygu defnyddio 6 ffan echdynnu (ar ben y 10 ffan echdynnu bresennol) ar do'r adeilad er mwyn rheoli tymheredd oddi fewn i'r uned ei hun. Mae lefel sŵn arferol y diwydiant ar gyfer 10 ffan yn 27dB (A) 400m o unrhyw annedd breswyl. Mewn ardaloedd gwledig fel hyn gall lefelau cefndirol fod 42dB (A) yn deillio o weithredoedd amaethyddol. Gan ystyried y lefelau sŵn presennol mi fyddai'r bwriad gosod 4 ffan (o'r math unedau ffan Big Dutchman Fan EM50) ychwanegol ar do'r adeilad yn cynyddu'r lefelau sŵn o 2dB gan greu cyfanswm o 29dB. Gan ystyried y lefelau sŵn yma ynghyd a chanlyniadau'r Asesiad Sŵn a gyflwynwyd gyda'r cais mae'r Uned gwarchod y Cyhoedd yn argymhell dylid cynnwys amod mewn unrhyw ganiatâd Cynllunio sy'n sicrhau fod y fath unedau ffan (sydd efo'r lefelau allyriant sŵn fel y Big Dutchman FF091, Big dutchman EM50) yn cynnwys y lefelau sŵn trydydd wythfed.
- 5.8 Bydd yr uned gweithredu system aml-reng fydd yn galluogi tail i ddisgyn i lawr i'r cludfelt a byddai'r cludfelt yn gweithredu un waith bob 5-7 diwrnod er mwyn gwaredu'r tail. Bydd hyn yn ei dro yn golygu mai ychydig iawn o dail fydd yn cael ei storio o fewn yr uned gan arwain at leihau gweithgaredd pla. Ynghyd â'r cynnydd bwriededig yn y nifer o ieir ar y safle hwn, er mwyn i'r safle cydymffurfio gyda gofynion newydd Rheoliadau Rheoli Llygredd Amaethyddol (Cymru) 2021 o lle mae'r angen i ddaliadau amaethyddol cynnwys adeiladau neu ardaloedd ychwanegol er mwyn storio tail dan do yn ystod tymor y Gaeaf; derbyniwyd caniatâd (rhif cais C21/0773/23/LL) i godi sied storio tail ychwanegol yn gyfochrog a'r sied ieir presennol ar ddechrau 2022.
- 5.9 Mae potensial y bydd y tail yn casglu wedi ei liniaru hefyd gan ryddid yr ieir i gael mynediad i'r caeau cyfagos. Ymgynghorwyd gyda'r Uned gwarchod y Cyhoedd ar y bwriad a derbyniwyd ymateb ganddynt parthed cynnwys yr Asesiad Lluch ac Arogl sy'n datgan bydd rhaid gwaredu'r tail ar y tir yn unol â gofynion DEFRA o dan y Cod Ymarfer da ynghyd a'r angen i gynnwys amod cyfyngu ar grynodiad gronynnau pe caniateir y cais hwn. I'r perwyl hyn, felly, credir bydd y bwriad yn dderbyniol ar sail; ei effaith ar fwynderau preswyl a chyffredinol trigolion cyfagos a'r amgylchedd ehangach ac yn cydymffurfio a Pholisi PCYFF2 ac ISA 1 o'r CDLI.

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### **Materion trafndiaeth a mynediad**

- 5.10 Y bwriad yw defnyddio'r fynedfa bresennol i wasanaethu'r uned gyda'r fynedfa a'r rhodfa gysylltiedig yn ogystal yn gwasanaethu'r daliad amaethyddol. Bydd y bwriad yn arwain at gynnydd bach yn y nifer o draffig lori 8-olwyn gyda dwy lori HGV ychwanegol yn cyflwyno a symud y radar o'r safle pob 14 mis. Bydd loriau yn gwasanaethu'r uned drwy drosglwyddo bwyd i'r ieir a bydd hyn yn digwydd 2 gwaith y mis a bydd lori 7.5 tonnall yn casglu'r wyau 2 gwaith yr wythnos. Derbyniwyd ymateb gan yr uned drafnidiaeth i'r cais yn datgan nad oedd ganddynt wrthwynebiad i'r bwriad gan y tybir na fydd y bwriad ei hun yn cael effaith andwyol ar unrhyw ffordd neu ffordd arfaethedig. Gan ystyried yr uchod credir bod y bwriad yn dderbyniol ar sail gofynion Polisi TRA 4 o'r CDLI.

### **Materion bioamrywiaeth**

- 5.11 Byddai'r estyniad wedi ei osod ar ran o gae amaethyddol sy'n laswelltir wedi ei wella. Ceir dynodiadau SoDdGA (Llwyn Y Coed) 5.6km i ffwrdd ac ardal SoDdGA (Pant Cae Haidd) 3.7km i ffwrdd o'r safle felly dywed sylwadau cychwynnol Cyfoeth Naturiol Cymru dylid ymgynghori gydag Uned Bioamrywiaeth y Cyngor er mwyn asesu os fydd unrhyw niwed iddynt. Yn ogystal gofynnwyd i gyflwyno gwybodaeth ychwanegol yn y ffurf o Gynlluniau Rheoli Tail, Cynllun Pori yr Adar a Datganiad Dull Atal Llygredd. Yn dilyn cyfnod o ail-ymgynghori ar sail y gwybodaeth ychwanegol nid oedd gan Cyfoeth Naturiol Cymru na chwaith Uned Bioamrywiaeth pryderon ynglŷn â'r cais hwn ond dylid cynnwys amod sy'n datgan bydd angen cydymffurfio a chynnwys y cynlluniau a'r ddogfennaeth a gyflwynwyd fel rhan o'r cais hwn. Credir, felly, i'r bwriad fod yn dderbyniol ar sail gofynion Polisi AMG5 o'r CDLI.

### **Ystyreithiau Ieithyddol**

- 5.12 Derbyniwyd datganiad iaith gan yr ymgeisydd yn nodi y byddair bwriad yn hybu'r defnydd o Gymraeg wrth i'r perchnogion presennol fod yn gyflogedig yn rhan o'r fenter hwn ynghyd a'r bwriad i gyflogi trigolion lleol sy'n siaradwyr Cymraeg yn rhan amser ac yn barhaol. Disgwylir ymateb gan yr Uned Iaith ar gynnwys y datganiad cyn dyddiad y pwyllgor ond o'r wybodaeth sydd i'w law, ni ystyrir bydd y bwriad yn achosi niwed i'r iaith ac felly ystyrir fod y bwriad yn cwrdd gydag anghenion polisi PS1 a'r canllaw Canllaw Cynllunio Atodol - Cynnal a Chreu Cymunedau Nodedig a Chynaliadwy.

## **6. Casgliadau:**

- 6.1 O ystyried yr uchod ac wedi ystyried yr holl faterion perthnasol gan gynnwys polisiâu a chanllawiau chenedlaethol a lleol, ynghyd â'r ymatebion dderbyniwyd yn dilyn y broses ymgynghori, credir fod y bwriad fel y'i cyflwynwyd yn dderbyniol yn ddarostyngedig i gynnwys yr amodau isod.

## **7. Argymhelliad:**

- 7.1 Caniatau yn ddarostyngedig i'r amodau canlynol:

1. 5 mlynedd
2. Yn unol â'r cynlluniau
3. Lliw gwyrdd tywyll i edrychiad allanol yr uned
4. Defnydd amaethyddol o'r adeilad yn unig

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5. Amod gwarchod y cyhoedd yn ymwneud a chyfyngu ar lefelau sŵn o'r ffaniau rheoli tymheredd ynghyd a crynodiad gronynnau.
6. Cwblhau cynllun tirlunio yn unol â'r manylion a gyflwynwyd gyda'r cais a'r cyfnod ar gyfer cyflawni hyn.