

TOWN AND COUNTRY PLANNING ACT 1990

## Decision Notice

### Refusal of Full Planning Permission

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**Applicant**

TE and EE Davies  
Llys y Nant  
Llanfynydd  
Llandeilo  
SA32 7TG

Application No: **PL/01009** registered on 22/01/2021 for:

<b>Proposal:</b>	Proposed erection of a free range poultry unit to accommodate 16,000 birds, installation of feed bins, together with the upgrade of existing field access, highway junction improvements and other associated works
<b>Location:</b>	Land north of Glanmyddyfi, Pentrefelin, Llandeilo, SA19 6SD
<b>Application Type:</b>	Full planning permission

Carmarthenshire County Council hereby **REFUSE FULL PLANNING PERMISSION** for the development proposed by you as shown on the application form, plan(s) and supporting document(s) for the following reason(s):

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**Reason 1**

The proposal is contrary to Policies SP14 "Protection and Enhancement of the Natural Environment", EQ4 "Biodiversity", EP1 "Water Quality and Resources", EP2 "Pollution", TR3 "Highways in Developments – Design Considerations" and GP1 "Sustainability and High Quality Design" of the adopted Carmarthenshire Local Development Plan (2014) and the objectives of paragraphs 6.4.4, 6.4.14, 6.4.17 and 6.4.18 of Planning Policy Wales (Edition 11, February 2021) in that :

- i. It will unacceptably harm the Dinefwr Estate Site of Special Scientific Interest (SSSI) by way of increased ammonia emissions. Background ammonia concentrations at the Dinefwr Estate SSSI are already in exceedance of the critical level (1 µg/m<sup>3</sup>) for the protection of lichens, bryophytes and their supporting habitat niches within the designated site, and the proposal will result in additional process contributions that will increase existing ammonia concentrations and add further to their harmful effect upon the features of the SSSI.
- ii. The application is accompanied by insufficient and inconsistent information with regard to :
  - a. the management and disposal of manure and dirty water generated over the lifetime of the development, the deposition of phosphorous on the ranging area and its interaction with surface water and soil indices within the site.
  - b. The extent of the drainage areas, sizing and capacity, and maintenance of the dirty water drainage system that will serve the development.

- c. The suitability of the surface water interception ditch on the perimeter of the range area to prevent phosphates leaching from the site.
- d. The type of foul drainage system that will serve the WC facilities in the development. The application also fails to demonstrate how this foul drainage system complies with the requirements of Section 2 of Welsh Government Circular 008/2018 (July 2018) in relation to the assessment of private drainage facilities.

As such, insufficient information has been submitted to enable the local planning authority to assess the environmental and ecological impacts of the development and carry out an assessment under the Conservation of Habitats and Species Regulations 2017 of its impact upon the Afon Tywi Special Area of Conservation (SAC) by way of pollution and increased phosphate levels.

- iii) The environmental statement accompanying the application does not provide an assessment of the environmental impact of the disposal and spreading of manure and dirty water from the development on land outside the application site, including unidentified third-party land.
- iv) The application is accompanied by insufficient information in relation to the assessment of noise resulting from the development to enable the local planning authority to assess its impact upon the living conditions of the occupiers of surrounding properties.
- v) The application is accompanied by insufficient information in relation to the disposal of excavated material from the development to enable the local planning authority to assess its environmental and ecological impacts.
- vi) The Environmental Statement accompanying the application contains insufficient information in relation to the description of the likely significant effects of the development upon the environment within the context of the method statement and assessment criteria set out in Section 1.7 of the document, and as required under Schedule 4 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017.

#### **Note 1**

This application has been determined within the scope of the delegated authority granted to the Head of Planning by the Meeting of Carmarthenshire County Council on 12 October 2011 (Minute No 7 refers).

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**DATED:** 15/07/2022

*Rhodri Griffiths*

**Pennaeth Lle a Chynaliadwyedd / Head of Place and Sustainability**

**PLEASE NOTE:** Your attention is drawn to the attached notes which explain, amongst other things, your right of appeal against this decision.