



#### PRE-APPLICATION CONSULTATION

DEVELOPMENT:                   Erection of a free range egg production unit including silos and associated works

LOCATION:                         Upper Penarron  
                                      Kerry  
                                      Newtown  
                                      Powys  
                                      SY16 4PW

CLIENT:                         Mr George

Roger Parry & Partners LLP  
The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU  
Tel: 01691655334 Fax: 01691 657798  
Email: [richard@rogerparry.net](mailto:richard@rogerparry.net)

Also at: 11 Severn Street, Welshpool, Powys, SY21 7AG  
Tel: 01938 554499 Fax: 01938 554462  
email: [welshpool@rogerparry.net](mailto:welshpool@rogerparry.net)

Also at: Hogstow Hall, Minsterley, Shrewsbury, SY5 0HZ  
Tel: 01743 791336 Fax: 01743 792770  
email: [mail@rogerparry.net](mailto:mail@rogerparry.net)

## Site Notice

The proposed development was advertised by use of a site notice on/near the land to which the proposed application relates for a period of no less than 28 days before submitted the application for the proposed development. Please see below a copy of the site notice:

### SCHEDULE 1 Article 4 (4)

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE  
UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Upper Penarron, Kerry, Newtown, Powys, SY16 4PW

I give notice that Mr George

is intending to apply for planning permission for a free range egg production unit including silos and all associated works

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at [www.rogerparry.net](http://www.rogerparry.net)

(or)

You may view this information at Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU between the hours of 9.00am and 5.00pm

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU

by 18<sup>th</sup> May 2017

Signed:



Date: 20<sup>th</sup> April 2017

### Owner/Occupier's Adjoining the Site

Letters have been sent to the owner/occupiers adjoining the site within a 500m radius:

Please see below a copy of the letter:

20 April 2017

Dear Owner/Occupier,

#### **Re: Proposed Planning Application at Upper Penarron, Kerry, Newtown, Powys, SY16 4PW**

Further to the above, we are writing to you to inform you under Part 1A of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, that a planning application is going to be submitted for the erection of a free range egg production unit including silos and all associated works at Upper Penarron, Kerry.

Please find enclosed a copy of the site notice which allows for any representations to be made within 28 days of the site notice being published. It provides you with the necessary details in order for you to comment directly on the proposed development should you wish before the submission of the planning application.

If you have any queries regarding the development, please do not hesitate to contact Rosina on the number below.

Yours sincerely,

Richard J. Corbett BSc (Hons) MRICS FAAV  
Partner, Roger Parry & Partners LLP  
richard@rogerparry.net

### Information Available Publicly

All the information which would be required to be submitted as part of a formal planning application was made available online at: [www.rogerparry.net](http://www.rogerparry.net) and at Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU.

### Community and Specialist Consultees

The following consultees have been consulted before applying for planning permission:

- County Councillor
- Community Councillor
- Local Highways
- Natural Resources Wales
- Severn Trent Water Ltd

## **Town and Country Planning (Development Management Procedure) (Wales) Order 2012**

### **PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2D**

(to be served on specialist consultees as defined by article 2 (1) of the Town and Country Planning (Development Management Procedure) (Wales) order 2012

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed development at **Upper Penarron, Kerry, Newtown, Powys, SY16 4PW**

I give notice that **Mr George**

is intending to apply for planning permission for **a free range egg production unit including silos and all associated works**

A copy of the proposed application; plans; and other supporting documents can be viewed online at [www.rogerparry.net](http://www.rogerparry.net)

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to the agent at **Roger Parry and Partners, The Estates Office, 20 Salop Road, Oswestry, Shropshire, SY11 2NU** or [richard@rogerparry.net](mailto:richard@rogerparry.net) by **18<sup>th</sup> May 2017**

Signed:



Date: 20<sup>th</sup> April 2017

### **Pre-Application Consultation Responses**

The agent for the proposed development received no responses from the pre-application consultation.

## Environmental Impact Assessment

Under Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017, the proposed development does not require an Environmental Impact Assessment due to the proposal not being an intensive livestock installation as it will provide places for 32,000 birds.