



Regeneration Property & Commissioning

Development Management

Powys County Council

County Hall

Spa Road East

Llandrindod Wells

LD1 5LG

1st October 2022

Dear Kate

Planning Application re Installation of earth banked slurry lagoon and associated works. Your Ref 20/2130/FUL

We had a number of conditions applied to the permission for the above project and naturally we intend to comply. Can you please take this letter with attached plans and application form as meeting those conditions the Authority required further information for.

Condition 3 – this relates to the roadside hedgerow which we intend to translocate in accordance with the plans submitted (see attached), very much as Powys’ ecologist suggested (her email to you 18th October). As we intend translocating what is in place now, I am not sure a written specification of what species exist is relevant currently. I am conscious that it is an established hedgerow and care will be needed in its translocation. Moving forward any plants lost in carrying out this action (or where it is felt there is a need to “beat up” the hedge) will be replaced with hawthorn, at a density of 9 plants per metre (in proportion). Hawthorn, as you will know, is an early flowering plant good for insect life and forms a nice boundary. I trust this is satisfactory.

Condition 4 – the “Wildflower Area Creation and Management Plan”, please see attached plan for location. As for the management plan on completion of the development – when the topsoil is replaced, we would sow the area with a wildflower rich grassland with the seeds purchased from an agricultural merchant. The grasses in the mix offered by the nearest merchant (80% of seed) would be Red Fescue, Crested Dogstail, Chewings Fescue and Slender Red Fescue. The wildflowers (20%) would be Salad Burnet, Birdsfoot Trefoil, Oxeye Daisy, Cornflower, Sainfoin, Ribgrass, Red Clover, Sorrel, Knapweed, Yarrow, Buttercup, Selfheal, Poppy and Yellow Trefoil. As stated, this would be

sown at an appropriate time when the topsoil is replaced (it will be done in the first planting season after completion).

In terms of aftercare this field has been in intensive agricultural use for some time and soil indices reflect this. The field is used for conservation cut's and this will continue below the proposed lagoon. You will appreciate with the slope of the lagoon bank machinery will not be on the walls so allowing wildflowers to bloom/seed for exploitation.

At the end of summer sheep graze these fields and this will continue. At that time the wildflowers will have set seed and livestock movement will stimulate whilst not cropping too deeply.

If the seeds mix above is not available another flower rich seeds mix will be sought.

I trust this is satisfactory.

Condition 5 – this relates to new hedge planting which was not proposed in the application (translocating the roadside hedge being advocated by Powys' ecologist).

Please advise if this condition is applicable?

Were we to plant a hedge north of the proposed development, I would have one 60% Hawthorn, 25% Hazel, say 10% Holly and 5% Guelder Rose. This forms a good stock proof boundary and one coming into leaf and flower earlier in the season than most so good for insects. They would be planted in a "W" formation with 9 plants per metre.

The plants would be sourced from as local a supplier as possible and planted within the recognised season (November to mid-March) after the development is completed. As the area would have been developed, we need to make sure that the hedge line is not compacted. The plants would obviously be soaked in water for half an hour before planting. The plants would be well watered in thereafter.

The hedgerow will be monitored over a 5-year period – it may be necessary to beat up if plant losses require and this will be done over this period at the relevant time. Weed grass growth will need control to limit competition.

Condition 6 – in our initial application to protect the footpath we agreed to provide a fence line two metres off the existing boundary hedge running north-south adjacent to the development. With a protective fence on top of the lagoon bank we don't need a permanent fence along the existing boundary. There is a need to protect Public Right of Way 232/20(A)/1. We intend a temporary fence line 2m off the existing boundary during construction removed on completion allowing walkers a wider area to walk down. The temporary fence line to be linked mesh panels to 1.8m height. The permanent protective fence line to be mesh netting with two strands of barbed wire above to 1.5m.

This means the footpath is protected during construction and operation of the lagoon.

Condition 11 – please see attached plan showing where 2 tractors and tankers could park.

Yours Sincerely

CGW Owen
MRAC., MRICS., FAAV.