

**Application Number:** DM/2021/00691

**Proposal:** Change of use of agricultural barn to B1 (light industrial/office) including replacement cladding. It is intended for the building to be used as premises for producing a small range of organic, fermented apple cider vinegar drinks and tonics, and fermented condiments aiming to improve natural gut health

**Address:** Parc Farm, Parc Road, Llangybi, Usk, Monmouthshire

**Applicant:** Mr and Mrs Jones

**Plans:** All Existing Plans PP01(1) - , Location Plan PP03(1) - , All Proposed Plans PP02 - Rev D, Other Working Method Statement - V1 AVA Ecology 20/11/20

**RECOMMENDATION: Approve**

Case Officer: Ms Kate Bingham  
Date Valid: 06.05.2021

**This application is presented to Planning Committee due to the number of objections**

**1.0 APPLICATION DETAILS**

1.1 Site Description

This application relates to an existing working farm on land just outside the village of Llangybi.

The site is within the Phosphorous Sensitive Catchment Area of the River Usk Special Area of Conservation (SAC) but has no other designations.

1.2 Value Added

The application originally proposed a change of use to a general industrial use (Use Class B2). However, after taking on board the various representations which were lodged objecting to the application, the scale of the proposal has been reduced and the use class changed to light industrial (B1). Further information in relation to traffic movements were also provided.

1.3 Proposal Description

The former cubicle shed which is the subject of this application is largely redundant. At 2.8m to the eaves and 3.6m to the ridge, the building is too low to provide adequate accommodation for beef cattle as the low roof and its shallow pitch do not provide adequate air space for heat and moisture generated by large cattle to disperse. It is proposed to change the use of this building to a diversified business known as Tylluan Fach Limited ("Trust Your Gut") which requires dedicated premises for producing a small range of organic, fermented apple cider vinegar drinks and tonics, and fermented condiments aiming to improve natural gut health. The proposed business use is in association with the existing farm business and is therefore considered as agricultural diversification.

The site has the benefit of planning permission for an additional steel portal framed building for the accommodation of cattle, and a replacement agricultural building over the footprint of the former parlour, which is to be demolished (planning reference DC/2014/00440). This planning permission has been implemented but work is not yet complete.

## 2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2020/00565	Creation of a fruit and vegetable garden in a field. We have been using part of our field to grow fruit and vegetables and to house a few chickens. I have been informed that this needs permission for change of use for this part of the field to a garden. (Work commenced in 2016 but is ongoing, as additional beds are created annually).	Approved	15.09.2020
DC/2016/01173	Side extension to existing agricultural shed.	Acceptable	29.11.2016
DC/2015/01382	Discharge of conditions 5 (photographic survey) and 8 (landscaping) relating to planning application DC/2013/00680.	Approved	27.11.2015
DC/2013/00960	Realignment of existing private driveway and retention of hardstanding and erection of timber domestic storage outbuilding.	Approved	27.01.2014
DC/2009/00681	Conversion of and alterations to a range of period barns to create four residential dwellings	Approved	23.12.2009
DC/2015/00780	Non material amendments in relation to planning permission DC/2013/00697. Alteration to approved driveway alignment and relocation of approved garage.	Approved	23.07.2015
DC/2012/00951	Conversion of and alterations to a redundant period barn to create a residential dwelling	Approved	23.04.2013
DC/2015/01545	Design variation of planning permission ref DC/2013/00680 - proposed conversion of and alterations to two redundant barns creating a single residential dwelling.	Approved	23.03.2016
DC/2013/00679	Proposed detached garage and external store.	Approved	15.10.2013

DC/2016/00977	Non material amendment (new access and double garage) relating to application DC/2013/00697.	Withdrawn	
DC/2013/00697	Proposed new access and double garage.	Approved	12.11.2013
DC/2013/00301	Conversion of redundant cattle sheds to residential holiday lets.	Refused	12.08.2013
DC/2013/00980	Extension to existing agricultural building to increase storage of fodder, hay & machinery to existing livestock shed.	Acceptable	06.12.2013
DC/2014/00440	Demolition of former milking parlour and construction of slurry store and construction of livestock shed	Approved	06.06.2014
DC/2013/00680	Proposed conversion of and alterations to two redundant barns creating a single residential dwelling	Approved	04.12.2013
DC/2017/00327	Discharge of condition 6 for DC/2016/01017.	Acceptable	02.05.2017
DC/2016/01017	Proposed design variation to approved garage & driveway alignment	Approved	01.11.2016
DC/2017/00648	Discharge of condition 7 (Biodiversity) for DC/2015/01545.	Approved	10.08.2017

### **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

#### **Strategic Policies**

S10 LDP Rural Enterprise  
S13 LDP Landscape, Green Infrastructure and the Natural Environment  
S16 LDP Transport  
S17 LDP Place Making and Design

#### **Development Management Policies**

LC1 LDP New Built Development in the Open Countryside  
LC5 LDP Protection and Enhancement of Landscape Character  
DES1 LDP General Design Considerations  
EP1 LDP Amenity and Environmental Protection

EP5 LDP Foul Drainage  
RE2 LDP The Conversion or Rehabilitation of Buildings in the Open Countryside for Employment Use  
RE3 LDP Agricultural Diversification  
NE1 LDP Nature Conservation and Development  
MV1 LDP Proposed Developments and Highway Considerations

## **4.0 NATIONAL PLANNING POLICY**

### **Future Wales - the national plan 2040**

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant eco-nomy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

### **Planning Policy Wales (PPW) Edition 11**

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well-functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

## **5.0 REPRESENTATIONS**

### 5.1 Consultation Replies

**Llangybi Fawr Community Council** - Concerns were expressed regarding the impact of traffic on Parc Road in particular, should the development go ahead. Concerns focused on the number of vehicles, the size of the vehicles and the times of the day that vehicles might be arriving at or leaving the premises. It is therefore suggested that some restrictions relating to those issues, may be appropriate in the event of approval being given to the application.

**NRW** - No objections. We advise that your Authority should screen the proposal through a Habitats Regulations Assessment (HRA). Should you determine that an Appropriate Assessment is required, the Applicant will then need to submit whatever evidence they deem appropriate (seeking advice from consultants as may be necessary) to demonstrate no adverse effect on site integrity. You should then consult us on your Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

We recommend you seek the advice of your in-house ecologist to determine if there is a reasonable likelihood of bats, a European Protected Species, being present within the application site. If so, in accordance with Technical Advice Note 5: Nature Conservation and Planning (paragraph 6.2.2) a bat survey may be required.

**MCC Biodiversity** - No objections subject to conditions (CEMP, Method Statement, lighting and biodiversity net gain).

**MCC Planning Policy** - No policy objections.

### **MCC Highways - No objections.**

The highway authority in considering the application and with particular reference to the drawings and transport statement letter offer the following observations.

Local Highway Network - Parc Road is an un-numbered classified road, a through route providing access to other strategic routes in the County, other villages, and the wider residential, agricultural and commercial properties to the west of the application site and further afield. Route R101, Parc Road is subject to the national speed limit and is subject to a 7.5 tonne environmental weight traffic regulation that restricts vehicles in excess of this weight using the route as a through route, the traffic order does not prevent vehicles in excess of this order delivering to the existing and proposed development.

Traffic Impact - The application proposes the manufacture and distribution of apple based products and not retail therefore the proposed increase in traffic generated by the proposal and as detailed in the transport statement letter is not considered excessive and the traffic numbers and distribution of vehicle movements is considered reasonable. The size of delivery vehicles that would require access to and from the proposal are like those vehicles that would require access to the sites extant use such as feed and livestock lorries, etc.

Access - The application proposes utilising the existing means of access, the existing access is considered wide enough, gates set back from the carriageway and has adequate viability in both directions but is considered to be in a poor state of disrepair. The access is considered more than capable of accommodating the proposed development, however the condition of the access warrants further attention / repair to ensure that the vehicle accessing and egressing the site can do safely and to prevent further deterioration of the carriageway edge.

Therefore, in respect of the aforementioned the highway authority do not object to the proposed change of use, the application is not considered to be detrimental to the safety and capacity of the local highway network, however in determining the application the highway authority recommends the following.

- The existing means of access is improved / repaired to ensure that the use of the access and adjacent public highway is not compromised by way of repairing/replacing the concrete drive between the public highway and gates and reinstatement of the carriageway edge.
- The development is limited solely to the change of use proposed and the site is not used for retail or any other purpose.

SEWBRc Search Results - No significant ecological record identified.

### 5.2 Neighbour Notification

Fourteen representations received in relation to the amended scheme:

- The road is not fit for industrial vehicles of any sort, and I have concerns about the longer term aims or potential for further change of use (e.g. B1 to B8 is permitted without application).
- Llanybi, is essentially a small traditional village located around agricultural land and farming. I would like to think that MCC planning department would maintain this status as there are too many villages being disrupted by change that does not fit into the setting of village life.
- In current times I would have thought the current use of buildings for agriculture would be far more essential than a unit factory or 'light industrial offices' which can be situated in numerous empty purpose built factory units throughout the county on road infrastructure suitable for this purpose.
- Noise and increased traffic (and size of vehicles in narrow country lane), specifically highways safety.
- The amended application for B1 use still does not change any stipulation for the frequency and size of any vehicles accessing the site, and this really concerns us.

- We would request that representation be made to MCC that if this application is approved its only on the basis that such a use is tightly controlled, and would specifically request that clear conditions be attached to any consent, which would restrict the following:
  1. the use of the property be restricted to between the hours of 8am and 6pm on weekdays, and 10am to 4pm at weekends;
  2. vehicles using the property to be a maximum size of 3.5t;
  3. the number of vehicular movements to the property to a maximum of [10] within any single day;
  4. that no application to further widen the consent to other commercial uses, or for commercial uses on other neighbouring agricultural buildings be made.
 These restrictions are all in keeping with the requested use and therefore should not be seen as being unreasonable.
- This business will need delivery vehicles for raw materials and collection of finished products. It would be different if the property opened onto a wider road.
- Even light industrial use will inevitably generate more traffic on Parc Road, which is narrow both within and outside the village of Llangybi.
- The lane is an amenity, used by residents and visiting rambles to access public footpaths through woodland and over fields at various points along its length between Llangybi and Coed y paen.
- Ripping either hedge out to accommodate traffic is not a desirable option either, as these hedges are ancient in places and species rich.
- Although the business proposed is an interesting and attractive one that we should be proud of in our area and encourage, Parc Farm is an inappropriate location because of transport accessibility, particularly if, as we would all hope, the business is really successful and grows further.
- Risk that this limited light industrial and office use could quite easily in the future be expanded into something bigger and less desirable.
- As a small business owner myself, I understand the desire to expand a business. But there are times we need to compromise on what's most convenient or cost-effective for us as a business and focus on our external impact such as the local community.

Two representations in support received:

- For farms to survive, small scale farm diversification of this nature should be encouraged, it is nearly impossible to make money from farming these days and in recent years farmers have relied on government grants to keep going.
- I have read some of the comments and you would honestly think the applicants had proposed to open a Tesco Distribution Centre.
- It would appear the road safety concerns are pre-existing; therefore the Council Highways team should be encouraged to look at solutions e.g. traffic calming etc, not use this as an excuse to block this application.
- Having taken the time to read this application thoroughly and also having made arrangements to view the site in person, I can see that a very small change of use of these redundant dairy/agriculture sheds will enhance the site improving its appearance and allowing diversification.
- Through local small business use for storage or workshop space the impact to the local access roads will be minimal. In fact there shouldn't be any heavy good vehicles at all.
- Far less traffic impact than heavy agricultural tractor/trailer and other plant use.
- A quick search locally suggests there is a very limited stock of small storage units, therefore the proposers seem to have found a great way to diversify an otherwise derelict building and potentially saving their agricultural business.
- Refreshing to not see another attempt to turn into more residential use.

Approximately 45 objections received to the application as originally submitted (i.e. including a B2 use).

### 5.3 Local Member Representations

No comments received.

Please note all representations can be read in full on the Council's website:

<https://planningonline.monmouthshire.gov.uk/online-applications/?lang=EN>

## **6.0 EVALUATION**

### **6.1 Principle of Development**

The application proposes a change of use of an agricultural barn to B1 use as a form of farm diversification in relation to the applicant's organic food process business. The application site is located outside the development boundary and is therefore considered to be open countryside. Policies S10 - Rural Enterprise, RE2 - The Conversion or Rehabilitation of Buildings in the Open Countryside for Employment Use and RE3 - Agricultural Diversification are considered to be of particular relevance to the determination of this application.

Policy S10 - Rural Enterprise, supports development to enable the diversification of the rural economy outside settlement development boundaries where it is of a scale and type compatible with the surrounding area and will cause no unacceptable harm to the surrounding landscape, historic and cultural heritage, biodiversity or local amenity value. Development must re-use or adapt existing buildings where possible.

RE2 permits the conversion or rehabilitation of buildings in the countryside for employment use provided criterion a) is satisfied. The application proposes to convert an existing building with added replacement cladding. No new buildings or extensions are proposed; the proposal is therefore policy compliant in this respect. The design of the scheme should respect the character and setting of the site's rural location to fully satisfy the requirements of Policy RE2. Policy RE2 also states that where a modern farm building is involved it needs to have been used for its original purposes for a significant period of time.

RE3 requires supplementary evidence to demonstrate the diversification business is run in conjunction to and is complementary to the primary agricultural use and an appropriate business case to demonstrate the link to the existing business activity and benefits to the rural economy.

The holding extends to 52 acres (21.4 hectares) and is now based on the breeding of pedigree beef cattle which are sold and showed throughout the UK. The cubicle shed the subject of this application is unsuitable for modern agricultural use on account of its low height. In response to the changing political and financial landscape affecting Welsh agriculture, the applicants are putting in place supplementary income streams and capital grants, to support their developing agricultural business. In terms of the proposed use, organic ingredients are purchased from a variety of sources and processed into drinks. A key element of this business proposal is also to plant apple trees at Parc Farm. The combined use of land for fruit trees and grazing represents a form of agro-forestry which would benefit livestock (more shade), pollinators and the wider environment. Beehives have already been installed, to produce local honey.

Apples and honey produced on site would be harvested, processed and packaged at Parc Farm. The storing, processing and packaging of key ingredients produced on the holding will add significant value to the primary produce. Conversion of the unit will also enable the applicant to invest in the necessary internal fixtures and fittings required to operate a food processing unit to the highest standards. The business has taken off so rapidly and so successfully that dedicated premises are urgently required. A converted building at Parc Farm would provide the space for a specially-designed fermentation kitchen, packing and storage unit. Development of an on-site processing facility would provide the applicant with the security to invest in the planting of an orchard at Parc Farm.

The additional evidence submitted in support of the application has demonstrated that the proposed change of use complies with LDP Policy RE3 and is therefore acceptable in principle.

## 6.2 Visual Impact

The building that is the subject of the current application was formerly a cubicle shed for the housing of dairy cows. Cow cubicles were removed soon after the applicants purchased the holding. The building measures approximately 22.5m by 19.4m, creating a footprint of approximately 437 sqm. The building is approximately 2.8m to the eaves and 3.8m at ridge height, a roof pitch of 5°. The roof and walls are clad with corrugated fibre cement, including a covered ventilated ridge. Rooflights bring natural light into the building. Three sets of doors provide access into the north-eastern and south-western elevations. Internally, the roof is supported by 2no. rows of concrete pillars.

The surrounding area is characterised by the woodland of Llangybi Park to the north and a rolling expanse of farmland to the south, with outlying copses interspersed with isolated dwellings and farmsteads. It is proposed to re-use the agricultural building for commercial use while avoiding the need for any extensions or alterations beyond enclosure for security and weather-proofing. The changes will therefore be limited to replacement cladding that will not result in any greater impact on the amenity of this rural area.

The existing proportions of the barn will be respected to retain its agricultural character and there will not be any change to its form and bulk such that it will not have any impact on the adjacent field and the surrounding landscape. The external appearance, materials and finishes do not represent any discernible change from that existing which is entirely appropriate for this rural setting. As such, it is considered that the proposed development meets the requirements of LDP policies LC1, LC5 and DES1.

## 6.3 Biodiversity

An internal and external scoping survey was undertaken on the barns in December 2020. The steel framed buildings were deemed to have negligible potential for roosting bats. This level of survey effort and assessment is considered proportionate to the nature and scale of the application, and the Council's Biodiversity Officer agreed with the conclusions, mitigation and working method statement provided. The working method statement provided in Ecological Appraisal (Bat Scoping Survey) At Parc Farm (Agricultural Barns at Plot 1) Llangybi, Usk, Monmouthshire, 20/11/20, V1, prepared by AVA Ecology, must be strictly followed. The report states that it is anticipated that external lighting may be required to be installed for parking or security purposes. It is agreed that any external proposed lighting may impact foraging and commuting bats. No lighting plan has been provided and as such a Lighting Strategy needs to be provided. This can be secured via condition.

Sparrows were noted to be making use of the large barns. The report recommends that some ecological matters have not been fully addressed by the information provided and there are concerns that adjacent vegetation, nesting birds, common reptiles and hedgehogs if present could be impacted by the proposals. It is therefore suggested that a Construction Environmental Management Plan (CEMP) for the proposed works is provided. Again, this can be secured via condition, should Members be minded to approve the application.

Planning Policy Wales (PPW) 11 sets out that "planning authorities must seek to maintain and enhance biodiversity in the exercise of their functions. This means that development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity" (para 6.4.5 refers). This policy and subsequent policies in Chapter 6 of PPW 11 respond to the Section 6 Duty of the Environment (Wales) Act 2016. The 'Proposed Elevations & Plans' drawing details the location of enhancement and mitigation measures. However, no specification has been provided for any of the proposed boxes. Additionally, the position of the bird box should be altered to a western or northern elevation, as nest boxes on southern elevations are liable to overheating. Nevertheless, the enhancement measures proposed are deemed appropriate for the scale of development proposed.

On the basis of the above, it is considered that there will be no conflict with LDP Policy NE1.



## 6.4 Impact on Amenity

There are no neighbouring dwellings within close proximity of the building itself that are likely to be affected by the proposed change of use. The impact on highway safety which is one of the main concerns raised by local residents is addressed below.

## 6.5 Highways

The application site is accessed via an independent access directly off the adjacent classified un-numbered public highway Route R101 Parc Road. Route R101, Park Road is a through route providing direct access from R106 Usk Road approximately one kilometre to the southeast from the site to Coed-Y- Paen, Llandegfedd Reservoir and New Inn. Route R101 is subject to the national speed limit in the vicinity of the application site and is also subject to a 7.5 tonne environmental weight restriction that restricts the use of vehicles in excess of this weight using Route 101 Parc Road as a through route.

The application proposes the manufacture and distribution of apple based products and not retail or heavy industry and therefore the proposed increase in traffic generated by the proposal and as detailed in the transport statement letter is not considered excessive. The traffic numbers and distribution of vehicle movements is considered reasonable. The size of delivery vehicles that would require access to and from the proposal are like those vehicles that would require access to the sites extant use, such as feed and livestock lorries etc.

The application proposes utilising the existing means of access. This existing access is considered by the Council's Highway Engineer to be wide enough with gates set back from the carriageway and has adequate viability in both directions. It has been noted however that the access is in a poor state of repair. Works to improve the access between the carriageway and the access gates can be conditioned should Members be minded to approve the application.

On the basis of the above, the Highway Authority does not object to the proposed change of use and the application is not considered to be detrimental to the safety and capacity of the local highway network. Conditions suggested limiting the use to B1 only and also improvement works to the access are noted and can be applied to any consent which Members may be minded to give.

## 6.6 Foul Drainage (Phosphates)

Under the Habitats Regulations, where a plan or project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, and where it is not directly connected with or necessary to the management of the site previously (designated pursuant to EU retained law) the competent authority must carry out an appropriate assessment of the implication of the plan or project in view of the site's conservation objectives. Natural Resources Wales has set new phosphate standards for the river SACs in Wales. Any proposed development within the SAC catchments that might increase the amount of phosphate within the catchment could lead to additional damaging effects to the SAC features and therefore such proposals must be screened through a HRA to determine whether they are likely to have a significant effect on the SAC condition.

This application has been screened in accordance with Natural Resources Wales' interim advice for planning applications within the river Special Areas of Conservation (SACs) catchments (issued on 2nd May 2021). It is considered that this development is unlikely to increase phosphate inputs as it falls within the following criterion in the interim advice:

Private sewage treatment systems discharging domestic wastewater to ground built to the relevant British Standard where:

- the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain, and
- the drainage field is located more than 50m from a SAC boundary, and
- the maximum daily discharge rate is less than 2 cubic metres (m<sup>3</sup>).

- Also, to ensure that there is no significant in combination effect, the discharge to ground should be at least 200m from any other discharge to ground. The density of discharges to ground should also not be greater than 1 for every 4 hectares (or 25 per km<sup>2</sup>).

## **6.7 Response to the Representations of Third Parties and/or Community/Town Council**

Concerns regarding the traffic impact and highway safety are addressed in Paragraph 6.6 above.

The use of the application building and not an existing unit elsewhere is considered acceptable in this case as the development is helping to diversify the farm.

Four conditions have been suggested by a third party:

1. the use of the property be restricted to between the hours of 8am and 6pm on weekdays, and 10am to 4pm at weekends;
2. vehicles using the property to a maximum of size of 3.5t;
3. the number of vehicular movements to the property to a maximum of [10] within any single day;
4. that no application to further widen the consent to other commercial uses, or for commercial uses on other neighbouring agricultural buildings be made.

The first and fourth conditions are considered to be reasonable, necessary and enforceable and can be applied should Members be minded to approve the application. Conditions 2 and 3 would restrict access to the site beyond the existing situation and therefore are not considered to be reasonable. It would also be difficult to monitor condition 3 so it is unlikely that this would be enforceable.

## **6.8 Well-Being of Future Generations (Wales) Act 2015**

The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WCFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WCFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WCFG Act.

## **6.9 Conclusion**

The application is considered to comply with LDP policies S10 and RE3 (agricultural diversification).

Due to its scale and character, the development will not lead to an unacceptable increase in traffic and there are no highways grounds on which to object (subject to conditions).

Minimal physical external alterations will be required to re-purpose the building and the provisions of LDP policies LC1, LC5 and DES1 are complied with.

## **7.0 RECOMMENDATION: APPROVE**

### **Conditions:**

- 1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

3 No development, demolition, earth moving shall take place or material or machinery brought onto the site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The content of the CEMP shall include details of measures to protect:

1. The watercourse from incidental pollution during development, especially hardstanding run-off
2. Nesting birds
3. Common reptile species
4. Hedgehogs

The approved CEMP shall be adhered to throughout the construction period.

REASON: to ensure adequate safeguards for species of principle importance for conservation and to ensure compliance with LDP policy NE1.

4 All construction works shall be carried out in strict accordance with 'Section 6 - Working Method Statement' of the Ecological Appraisal (Bat Scoping Survey) at Parc Farm (Agricultural Barns at Plot 1) Llangybi, Usk, Monmouthshire, V1, prepared by AVA Ecology dated 20/11/20.

REASON: To ensure adequate safeguards for species of principle importance for conservation and to ensure compliance with LDP policy NE1

5 The approved 'Proposed Elevations & Plans - Revision D' drawing (dated January 2022 which illustrates the position of the wildlife boxes, shall be implemented in full and shall be retained as such in perpetuity. Evidence of compliance with the plan in the form of georeferenced photographs must be provided to the Local Planning Authority no more than three months later than the first beneficial use of the building.

REASON: To provide biodiversity net benefit and ensure compliance with PPW 11, the Environment (Wales) Act 2016 and LDP policy NE1.

6 No development shall take place until details of the repair of the access between the carriageway and the gates have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details prior to the use hereby approved commencing.

REASON: To ensure the access is constructed in the interests of highway safety and to ensure compliance with LDP Policy MV1.

IN

7 The premises shall not be used for the approved purposes outside the following times:  
8am - 6pm on weekdays  
10am - 4pm at weekends/bank holidays.

REASON: In the interests of amenity and to ensure compliance with LDP Policy EP1.

8 Notwithstanding the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no lighting or lighting fixtures shall be installed on the building or in the curtilage until an appropriate lighting plan which includes low level PIR lighting, provides detail of lighting type, positioning and specification, and ensures that foraging/commuting habitat for bats is protected from light spill, has been agreed in writing with the Local Planning Authority.

REASON: To safeguard foraging/commuting habitat of Species of Conservation Concern in accordance with Section 6 of the Environment Act (Wales) 2016 and LDP policies EP3 and NE1.

9 The building to which this permission relates shall not be used for any purpose other than for purposes within class [B1] of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that

order with or without modification) and in association with the operations of Parc Farm, Llangybi only.

REASON: In the interests of local amenity and to comply with LDP Policy EP1.