



Drainage Statement

Proposed erection of a 16,000 bird free range egg production unit, siting of two feed bins, formation of new vehicular access with stone access track and all associated works including landscaping and drainage

Fferm Wern Fawr, Llangynhafal, Ruthin, Denbighshire, LL15 1RT

Client: R G & R M Whittingham

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1.0 Introduction

- 1.1 This drainage statement has been prepared in support of a full planning application for the erection of a 16,000-bird free range egg unit, two feed bins and all associated works including landscaping and drainage at Fferm Wern Fawr, Llangynhafal, Ruthin, Denbighshire, LL15 1RT (“the Application Site”).
- 1.2 The proposed development consists of the erection of a free-range poultry shed to accommodate up to 16,000 free-range laying hens, two external feed bins, a concrete service area, new vehicular access, a new private stone access drive, ranging area for the hens, drainage works, landscaping and biodiversity enhancements.
- 1.3 Schedule 3 of the Flood and Water Management Act 2010 requires qualifying developments in Wales to incorporate sustainable drainage systems which comply with the National Standards for Sustainable Drainage. Approval from the SuDS Approving Body is obtained through a separate process from planning permission.
- 1.4 The proposed strategy follows the sustainable drainage hierarchy by collecting clean roof water within an underground storage tank for reuse during washdown, with surplus water discharged to an appropriately sized soakaway. Dirty wash water will be collected separately within a sealed underground storage tank to prevent contamination of the surface-water system.
- 1.5 This statement provides the drainage principles for the planning application. Detailed calculations, infiltration testing, system sizing, construction details and maintenance arrangements will be submitted separately as part of the SAB application before construction begins.

2.0 Site Location

- 2.1 The site is located on agricultural land adjacent to the west of existing farm buildings at Fferm Wern Fawr, Llangynhafal, Ruthin, Denbighshire, LL15 1RT. The site lies on the lower western slopes of the Clwydian Range at 140 metres AOD and is within the Clwydian Range & Dee Valley Area of Outstanding Natural Beauty (AONB).
- 2.2 The national grid reference for the site location is SJ 13784 62257 and the what3words for the site is ///kebab.lollipop.media.
- 2.3 The application site extends to approximately 0.53 hectares and currently comprises modified agricultural grassland.

3.0 Topography

3.1 The site lies on the lower western slopes of the Clwydian Range at approximately 140 metres AOD. The land rises eastwards towards Moel Famau and falls westwards towards the Vale of Clwyd.

3.2 Drawing No: 82719 / GH / 004 – Site Section AA shows ground levels rising from approximately 142 metres AOD on the western side to 145 metres AOD to the east. The proposed poultry house will be formed at levels of approximately 143 to 144 metres AOD, with drainage directed towards the lower western side of the site.

4.0 Hydrological Context

4.1 There are no water courses which cross the application site itself.

4.2 The preliminary ecological appraisal identifies two ponds within approximately 200 metres. The closest pond lies 98 metres from the site and was dry, heavily shaded and substantially silted. The second pond is located approximately 198 metres away.

4.3 The proposed drainage system will not discharge directly to either pond or any watercourse. Surplus clean surface water from the proposed underground storage tank will be discharged into an appropriately sized soakaway shown indicatively on the submitted drainage drawings – full surface water drainage arrangements will be detailed within a full SAB application.

4.4 There is no known existing drainage infrastructure on the site.

5.0 Geological Context

5.1 The British Geological Survey online viewer indicates that the site is underlain by the Warwickshire Group, which consists of mudstone, siltstone and sandstone. These sedimentary rocks are fluvial in origin. They are detrital, ranging from coarse to fine grained and form beds and lenses of deposits reflecting the channels, floodplains and levees of a river or estuary.

5.2 NATMAP Soils (National Soil Map) identifies the site as having freely draining slightly acid loamy soils. These conditions suggest that infiltration drainage should be suitable, although this will be confirmed through infiltration testing as part of the detailed SAB application.

6.0 Flood Risk

6.1 The NRW Flood Map for Planning indicates that the site is located outside of their mapped areas for river and coastal flood risks.

6.2 The NRW reservoir flood map indicates the site is not within an area at risk of flooding because of a reservoir breach or failure.

6.3 The NRW historic flood map indicates the site is not located in an area of historic flooding.

6.4 The NRW flood map indicates the site is not within an area at risk of surface water and small watercourse flooding.

6.5 Subject to the final drainage system being appropriately sized and approved by the SAB at Denbighshire County Council, the numerous sources infer that the site is at a very low risk of flooding.

6.6 The principal drainage consideration is therefore the management of runoff from the proposed roof and surfaced areas. Surface water will be collected, reused and discharged to a soakaway, preventing uncontrolled runoff onto surrounding land

7.0 Existing Surface Water Drainage

7.1 The surface water at present drains directly into the ground – there is no known existing drainage infrastructure on-site.

8.0 Surface Water Design

8.1 The surface water at present drains directly into the ground.

8.2 The proposed poultry shed will introduce a new roof and areas of hardstanding. Clean water from the roof and other uncontaminated surfaces will be collected through stone-filled infiltration channels and a piped system running along each side of the building.

8.3 The collected water will drain to an underground storage tank and be re-used for washing down the poultry house. Any water exceeding the capacity of the tank will discharge to an appropriately sized soakaway situated on the western side of the building.

9.0 Surface / Clean Water Drainage

9.1 Clean water collected from the roof and uncontaminated surfaces will drain to an appropriately sized underground storage tank. The stored water will be reused for washing down the poultry house.

9.2 Any water exceeding the capacity of the storage tank will discharge to a soakaway located on the western side of the building, as shown indicatively on drawing no. 82719/GH/007. There will be no direct discharge of surface water to a pond, watercourse or public sewer.

9.3 The final position and size of the soakaway will be confirmed through infiltration testing and drainage calculations as part of the SAB application.

10.0 Dirty Water Drainage

10.1 The poultry house will be cleaned between flock cycles; every 14 months. Before washing, any remaining manure will be blown out of the building to reduce the amount entering the dirty-water system. In accordance with the submitted MMP and NMP, all manure and wastewater from the development will be spread on land forming part of the Applicant's holding.

10.2 A dirty water drain will be installed across the entrance of the building to collect wash water and direct it to a separate underground dirty-water tank. The tank will have a capacity of approximately 1,000 gallons and will be constructed to meet the requirements of The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021.

10.3 The tank will be emptied as required, with its contents spread on suitable land within the applicant's holding. The dirty-water system will remain separate from the clean surface-water system.

11.0 Conclusion

11.1 The site has freely draining, slightly loamy soils and it is considered that a suitable surface-water drainage system can be provided within the site.

11.2 Clean water from the roof and other uncontaminated surfaces will drain through stone-filled infiltration channels and pipework to an underground storage tank for reuse during washdown. Any surplus water will be discharged to an appropriately sized soakaway.

11.3 Dirty water will be collected by a drain at the building entrance and directed to a separate 1,000-gallon underground tank.

11.4 The clean and dirty-water systems will remain separate to avoid pollution. Clean water will be collected within an underground storage tank of appropriate capacity, with surplus water discharged to the proposed soakaway. Full surface-water drainage arrangements will be detailed as part of the SAB application.