

Planning Statement

Land Adj. Anmor
Stryt Las
Rhosllanerchrugog
Wrexham
LL14 2HE

Construction Agricultural Building for Machinery Storage

Mr Roberts

November 2024

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Ref: 79410 v2

1.0 Introduction

1.1 This Planning Statement is prepared and submitted in support of an Agricultural Prior Notification, submitted under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

1.2 The statement is designed to aid the Planning Officer in making their recommendation.

1.3 This is a re-submission of application reference P/2024/1345, during which it was determined that prior approval was refused for the development for the following reasons:

1. *No information has been submitted to demonstrate that the protected species of Great Crested Newts are not present on the site nor has a method statement and mitigation plan to avoid capture/killing of these individuals or the long term population impact of the proposed development.*

2. *An Arboricultural Method Statement, to demonstrate that the important landscape and ecological features of the trees and hedgerows on the boundaries of the site are adequately retained/protected, has not been provided.*

1.4 In response to the recent refusal, this submission has been accompanied by the following additional supporting documents:

- Preliminary Ecological Appraisal
- Arboricultural Impact Assessment & Method Statement

2.0 The Site

2.1 The application site comprises approximately 0.02 hectares of agricultural land located within a wider field parcel adjacent to the residential dwelling, Anmor. The wider field parcel measures approximately 2 hectares in area and forms part of a wider holding measuring approximately 9.5 hectares in area.

2.2 The application site's approximate Eastings and Northings are:

E: 329376 N: 345772

2.3 The approximate What3Words address is:

///stapled.rucksack.alien

3.0 The Proposal

3.1 Proposed is the construction of a steel portal framed agricultural building to be used for the storage of agricultural machinery used for the upkeep of the land. The building would measure approximately 18 metres in length and 12 metres in width; with a resultant floor area of 216sqm. It would have a maximum height of approximately 6.8 metres to the ridge.

3.2 The building would be of standard agricultural appearance; being finished with concrete lower walls and juniper green box profile cladding for the upper walls and roof.

4.0 Assessment

2.1 The proposal is assessed against the criteria contained within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales), as follows:

Would the development be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area?	No
It would consist of, or include, the erection, extension or alteration of a dwelling?	No
It would involve the provision of a building, structure or works not designed for agricultural purposes?	No
Would the ground area covered by any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or any building erected or extended or altered by virtue of Class A, exceed 465 square metres?	No
Is the building, structure or works within 3km of the perimeter of an aerodrome and over 3 metres in height?	No
Is any part of the building, structure or works over 12m in height?	No
Are any parts of the development within 25 metres of the metalled part of a trunk or classified road?	No
Would the building, structure or excavation used for the accommodation of livestock, of storage of slurry or sewage sludge be within 400m of the curtilage of a protected building?	No
Would the building/works be within 90 metres of another building, structure, works, plant, machinery, ponds, tanks constructed in the last 2 years, and would the combined ground area covered by the works exceed 465sq. meters?	No
Would the works involve the exporting of minerals from the holding or importing of waste material into the holding (other than for Class A works)?	No
Would the works involve excavation or engineering operations on or over article 1(6) land which are connected with fish farming?	No
Have any part of the works already started?	No

4.2 The proposed agricultural storage building is required for agricultural purposes in connection with the upkeep and improvement of the land. The land forms part of a wider agricultural holding with the CPH number: 56/061/0009, which extends to a total area of approximately 9.5 hectares. As such, the land forms part of an established agricultural unit and in-line with the above, the proposal benefits from permitted development rights. The principle of development in this location is therefore established and is not for question.

4.3 It is noted the Planning Officer's Delegated Report as part of application ref: P/2024/1345 concurs with this assessment and confirms the development benefits from the permitted development rights.

4.4 The proposed building would house agricultural machinery used in connection with the upkeep of the agricultural land. The building is of standard modern agricultural appearance, and is clearly designed for agricultural purposes.

4.5 The application site is located within a designated Green Wedge as per the adopted Wrexham Local Development Plan (2013-2028). However, Paragraph 3.75 of Planning Policy Wales (Edition 12, 2024) confirms the construction of new buildings within a Green Wedge can be acceptable where the development is justified in connection with agriculture.

4.6 The building has been sited sensitively within the application site; in close proximity to an existing mature hedgerow, which would provide natural screening for the building, and which already impacts upon the 'openness' of the land.

4.7 The proposed building would benefit from this existing natural screening; reducing any prominence within the Green Wedge designation. Furthermore, the building has been designed sensitively to be of an overall limited scale and with suitable materials which would ensure it assimilates fully into its surroundings.

4.8 As such, the development would be well sited and would not prejudice the purpose of the Green Wedge designation; not affecting the openness of the land.

4.9 Further to the above, the Planning Officer's Delegated Report as part of application ref: P/2024/1345 confirms the Local Planning Authority deems the development to be acceptable in visual terms.

4.10 The Prior Notification is also accompanied by a detailed Preliminary Ecological Appraisal (PEA) and an Arboricultural Impact Assessment & Method Statement.

4.11 The submitted PEA confirms the development would impact a small area of neutral grassland and bracken, whilst suitable ecological mitigation and enhancement measures are outlined within Section 6 of the report. It is confirmed that no external lighting is proposed as part of the development.

4.12 The submitted Arboricultural Impact Assessment & Method Statement confirms there would be no tree-loss as a consequence of the development and a suitable method statement has been outlined within the report.

5.0 Conclusion

5.1 The development benefits from the permitted development rights as outlined within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

5.2 Furthermore, the development has been appropriately sited and designed so as to avoid any adverse impacts upon the visual amenities of the area and the host landscape. There would be no unacceptable impacts with regards ecology and trees. It is therefore respectfully requested that the Local Planning Authority confirm prior approval is not required for the development without delay.