PERMITTED DEVELOPMENT STATEMENT

Erection of agricultural storage building (hay and machinery) and all associated works

at

Land near Ridley Wood

Wrexham

LL13 9YA

PREPARED BY
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1. Introduction

1.1 This statement has been prepared and submitted by Halls on behalf of Mr Hilliker for the above development.

1.2 We trust the submitted details are sufficient to enable and support you in your consideration of this application

1.3 Should you require any further information please do not hesitate to contact us.

2. Proposal

2.1 Erection of agricultural storage building (hay and machinery) and associated works.

2.2 Please see accompanying plans and documentation for the proposal, together with accompanying sections below to support.

2.3 The applicants have recently purchased the parcel of land comprising of approx. 14 acres. The applicants have no building on site to store the essential equipment required to farm the land along with a building to store any hay produced.

2.4 The clients have sited the building towards the edge of their boundary to ensure the building doesn't stand alone within the open countryside.

3. Permitted Development and Conditions

3.1 The following details how the proposal falls within the criteria and conditions within Class A to qualify as permitted development.

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 the works exceed 465 sq. meters? (Any works or structure for accommodating livestock or any plant or machinery from engineering operations or building erected or extended)	No
Is the building, structure or works within 3km of the perimeter of an aerodrome and over 3metres 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 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 1500sq. 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 (national Park) which are connected with fish farming?	No
Would the building be used for storing fuel for or waste from a biomass boiler or anaerobic digester system?	No
Would the erection or extension of the building be carried out on land or building that is or within the curtilage of a scheduled monument?	No
Have any part of the works started?	No

4. Siting, Design and External Appearance of the Building

4.1 Of a scale, design, material, character and appearance wholly consistent with its agricultural purpose, and sited within close proximity to a farmhouse and farmyard whilst also well setback from the road, the proposal would not raise any material issues as regards appearance.

5. Siting and Means of Construction of the Private Way

5.1 The proposed building will be accessed via an existing agricultural access. No new accesses or construction are proposed

6. Ecology

6.1 The proposed building is to be sited off an existing track on scrub land with no ecological value.

6.2 Biodiversity enhancement measures have been proposed as part of the application. This includes the planting of a landscaping bund along with erection of one bird and bat box.



7. Summary and Conclusions

7.1 In consideration of the above assessment for proposed agricultural building, the proposal accords with the criteria and conditions set out within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), and the Local Planning Authority is respectfully requested to determine that Prior Approval is not required under Class A of the Order, and thus the proposal is permitted development.