NEW DWELLING adjacent to
BRYN Y GROES FARM, LLANGOLLEN, LL20 7BU

DESIGN & ACCESS STATEMENT **16/12/2024**

APPLICANT - FARM BUSINESS - R E & S M LEWIS
FATHER & MOTHER Mr Richard & Mrs Sandra Lewis
SON & PARTNER Mr Tom Lewis & Miss Tegan Jones

LOCATION - Bryn Y Groes Farm is located on top of the Nantyr ridge between Glyn Ceiriog and Llangollen, at the junction of C class highway lanes along and over the ridge.
It is approximately1 mile from Glyn Ceiriog via very steep single track lane, 3-4 miles from Llangollen via very steep single track lanes, and 7 miles along single track lanes up from Chirk

PURPOSE – new dwelling to provide separate living accommodation on-site for younger generation of a multi-generation farming family owners and operators of the farm.

NEED –essential for son & partner to live on-site throughout whole year and all weather seasons for essential farm operations and animal husbandry and welfare

POLICIES

Planning Policy Wales Edition 12para 3.60 Developmentin the Countryside

TAN 6 para 4.4 New dwellings on established rural enterprises

WCBC LDP 2013-2028 Adopted Dec 2023
HDP 7 Housing in the Countryside (i) for essential agriculture workers

LPG2 – Agricultural Appraisal

LPG13 - Housing in the Countryside – Rural Enterprise Dwelling

Attached **Agricultural Appraisal** prepared by the applicants

Functional, Financial, and Time criteria are all covered in the Agricultural Appraisal

Other than the main farmhouse, the farm has no other dwellings and there are no other dwellings available locally to the main farm buildings which are in an isolated location.

All the farm buildings are currently in use for farm operations – being fully utilised through the farming seasons for housing cattle, sheep & lambing; storage of feedstock and bedding; storage of tractors, machinery and equipment; and operational needs of the farm.

The stone barn building houses a workshop for onsite repair of farm equipment and storage of smaller machinery (e.g. quad bike); storage of tools, equipment, materials and supplies; changing & drying area for working overclothes; main water storage tanks for livestock; and also ancillary use for the farmhouse dwelling. It is accessed via the yard in front of the farmhouse, and provides access through to the livestock buildings from that yard and the farmhouse. It is therefore not suitable for conversion into a dwelling – see **Agricultural Appraisal**

There are no other buildings on the holding

Other **DEVELOPMENT MANAGEMENT** considerations:-

SITING – see **Location Plan**
The proposed plotis in the end of a field adjacent to the existing farmhouse and farm buildings – providing close grouping only separated by Allt y Badi lane.

Site area of approximately 0.07 hectare to provide space for the dwelling, garage, parking & turning and private residential amenity space.

The plot is currently grass pasture part of large field for livestock grazing
https://www.gov.wales/agricultural-land-classification-predictive-map
grade 4: poor quality agricultural land

The ground rises slightly to the north with a bank of mature woodland along the border to Denbighshire and Clwydian Range and Dee Valley AONB providing a backdrop and screening to the proposed site.

SCALE – a traditional pitched roof style 2 bedroom bungalow dwelling of approximately 110sqminternal floor area, plus with 'dirty wet' utility entrance for farmworker, and garage.see**Plans & Elevations**

A bungalow will not be prominent in the landscape adjacent to the two- storey farmhouse and large farm buildings and behind mature roadside hedges, and with tree backdrop to the north.

APPEARANCE – local vernacular material finishes – see **Elevations**
Roofs - Blue/grey slates. Walls - K-rend render finish (white/cream)

ACCESS – the proposed plot would be accessed directly from the public highway via anew access from Allti Y Badi, leaving the existing field gate for livestock movements to/fro main farm buildings. 'Level access' will be provided to the front entrance via path and patio under canopy

ECOLOGY – see **Ecology Report**

FLOOD RISK – no risk on NRW Development Advice Map

SERVICES – The farm and farmhouse have a private water supply which would also serve the new property. Mains electric is available at the location. Heating will be oil and wood.

DRAINAGE – Bryn y Groes Farmhouse has an existing septic tank and outfall drain system located in field to south of lane. This would be replaced with a new septic tank serving both properties
NRW have advised
From: Brannan, Callum <callum.brannan@cyfoethnaturiolcymru.gov.uk>
Sent: 22 November 2023 13:00
To: Richard Lewis <richard.lewis64@outlook.com>
Subject: RE: Water Discharge Query
Hi Richard,
Having looked at the location of your proposed development, and having discussed it further with our Water Quality Permitting Team you should be eligible for an exemption for your new foul discharge to ground via soakaway.
You must ensure that the system is built to British Standard BS EN 12566, and you can apply for an exemption for your new system via the following link.
Natural Resources Wales / Register your septic tank or small sewage (package) treatment plant
Many thanks,
Callum Brannan
SwyddogyrAmgylchedd / Environment Officer
Tim Amgylchedd Sir y Fflint a Wrecsam/ Flintshire & Wrexham Environment Team
03000 653 608

NRW Exemption criteria from **version 4.0** published in June 2024

Can additional wastewater be discharged to existing private sewage treatment systems?

Development proposals resulting in additional wastewater being discharged to an existing private treatment system are not likely to have a significant effect if:

- the existing discharge is to ground **YES**and
- the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain **YES** and located more than 50m from a SAC boundary **YES** and
- the design of the existing private sewage system (including the drainage field) has the capacity to effectively treat and discharge the additional wastewater **YES** - existing septic tank to be replaced & outfall drainage field to be confirmed / replaced as necessaryand
- increases in effluent discharge to ground can be made where the discharge remains eligible for an existing exemption under the Environmental Permitting Regulations or can operate in compliance with conditions of an extant environmental permit.
- [the maximum daily discharge rate is less than 2 cubic metres (m3)] **YES**
- existing 1x3bed = 0.75 m3 + new 1x2bed = 0.75 m3 **Total 1.5 m3OK**

Where increases in wastewater to an existing private sewage treatment system are being proposed in association with a development, Planning Authorities are advised to obtain a detailed design of the private drainage system (including an assessment of ground conditions in the drainage field) to demonstrate that it can accommodate increased flow and continue to operate effectively Existing septic tank to be replaced - Outfall drainage field to be confirmed / replaced as necessary**OK**

The following developments can be screened out as not likely to have a significant effect on a river SAC in relation to phosphorus inputs, as there is unlikely to be a source of additional phosphorus or pathway for impacts:

- private sewage treatment systems discharging domestic wastewater to ground, which are built to the relevant British Standard (BS 6297:2007+A1:2008), the maximum daily discharge rate is less than 2 cubic metres (m3) and the drainage field is located more than 40m from any surface water feature such as a river, stream, ditch or drain and located more than 50m from a SAC boundary and at least 50m from any other known discharge to ground

  Less than 2cubic metres
  Over 40m from surface water
  Over 50m from SAC boundary
  Over 50m from other dwellings likely to have discharge to ground
  Existing septic tank to be replaced and system to be shared
  Outfall drainage field to be confirmed / replaced as necessary
  are built to the relevant British Standard BS 6297:2007+A1:2008
  OK

ADS/MCA 16/12/2024