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Planning Statement
(including Design & Access)

In relation to

Full Planning Application
for the

Erection of a farm building, removal and closure of existing driveway entrance and installation of a new access

at

Hafryn
Old Road
Bwlchgwyn
Wrexham
LL11 5UH

On behalf of

Mr & Mrs D Unitt

January 2025

Contents

1.0 Introduction

2.0 Farm Description

3.0 The Proposed Building

4.0 Agricultural Justification

5.0 Planning Policy Context

6.0 Planning and Technical Assessment

7.0 Summary and Conclusions

Appendices

1) Aerial Image of Site
2) Location & Site Plans
3) Elevations and Floor Plan for New Building
4) Wrexham Council – Policy Information
5) National Planning Policy
6) Site Photographs
7) Flood Risk Plan & Report

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1.0 Introduction

1.1 Application Overview

1.1.1 This Planning Statement is submitted in support of a full planning application for the erection of a new farm building, removal of existing driveway entrance and installation of a new access to serve the land and dwelling at Hafryn, Old Road, Bwlchgwyn, Wrexham, LL11 5UH. The application site is owned and managed by Mr and Mrs D Unitt ('The Applicants').

1.1.2 The Applicants occupy approximately 5.5 acres of pasture land and have recently acquired the land to accompany their dwelling at Hafryn to create a working agricultural holding.

1.1.3 They wish to set up a small organic farming enterprise based around goats (for meat and milk), pigs and poultry (ducks and chickens) and bees for honey production However the unit does not have any modern farm buildings or a suitable access to the highway.

1.1.4 The Applicants have received advice from Wrexham Council under a pre-application consultation which stated that provided that the need for both the barn and new access can be sufficiently justified, then the principle of development may be considered acceptable.

1.1.5 The proposed building will be constructed from standard rural materials and will include a timber frame and timber cladding with a juniper green box profile sheet roof over a concrete floor base. It will blend carefully within the landscape in the context of the agricultural holding setting. The new access will significantly improve highway safety and provide a replacement access to serve the house, land and new farm building.

1.2 Scope of Planning Application

1.2.1 The scope of this planning application submission comprises the following documents, which should be read in conjunction with this planning statement:

- Application Forms
- Full supporting planning and architectural drawings
- Planning statement (this report)
- Ecology Net Biodiversity Benefit Statement – Biome Consulting

1.2.2 This report is structured as follows:

- a description of the agricultural holding;
- the history of activities at Hafryn;
- the design/external appearance of the building and appropriate access;
- the landscaping and residential amenity of the surrounding area; and
- the requirements of the farming enterprise

1.2.3 In terms of planning policy, this report will contain a review of the applicable national and local policies and an analysis of the planning and technical issues.

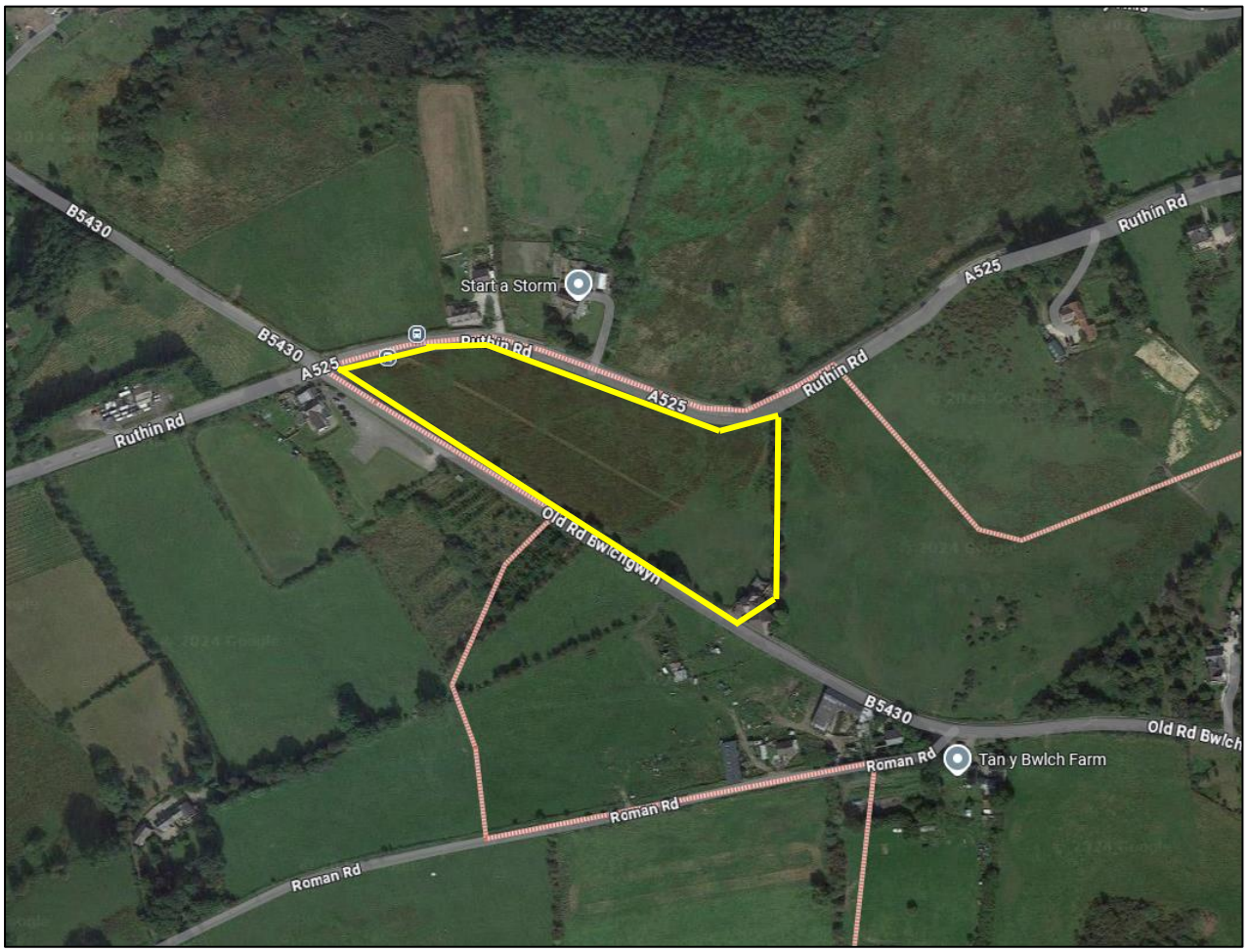
2.0 Farm Description

2.1 Hafryn is situated off Old Road near Bwlchgwyn (grid reference SJ252529) and is surrounded by several neighbouring farms (see Aerial Image at ***Appendix 1***). The location of the application site is on the east side of the holding, therefore benefitting from an appropriate level of existing building, boundary and distance screening.

2.2 According to Wrexham County Borough Councils' Local Plan constraints map, it has been noted that the application site lies within open countryside but not within any sensitive areas. Therefore, the

development proposal has been considered within this context and we will ensure the project will not give rise to any harmful impacts within the local landscape.

2.3 The agricultural holding is a grassland unit extending to approximately 5.5 acres bounded to the south by the B5430 Old Road and to the north by the A525 Ruthin Road. The agricultural unit is shown below (outlined in yellow):



2.4 The applicants are dedicated to practicing sustainable organic farming and upholding stringent environmental standards, as demonstrated by their choice of enterprises. The land will support a small herd of goats (dairy and meat), a group of Mangalitza pigs, a small poultry flock of ducks and chickens for eggs and meat, a number of bee hives and the production of crops to feed the livestock and fruit trees (apple/pear and plum). A number of willow trees will also be planted to create material for basket weaving and habitat for wildlife.

2.5 The aim is for the unit to be self-sustaining with manures from the livestock being recycled back onto the land to improve and maintain fertility.

2.6 The applicants wish to be as ecologically sound as possible in their farming methods, with a strong focus on reuse, reduce, recycle and organic methods. The use of any chemicals will be kept to a bare minimum, (if any at all - most likely the use will be surrounding any legislation or current enforcements in relation to the livestock at the time: e.g. disinfecting footwear during any housing order actions). Animals will be carefully moved around the property to prevent overgrazing and to allow vegetation to recover naturally. Animal manure and bedding (straw, wood shavings, etc.) will be composted and used as a fertiliser once it has reached the appropriate state to do so. This will be used

on both grass areas, when there is a surplus, and vegetable beds. The applicants intend to grow vegetables suitable for their own farm consumption as well as for feed for the livestock, such as sunflowers (for seeds for poultry), turnips and root vegetables for the pigs and goats, as well as leaving areas of grass to grow unimpeded during the summer and harvest for winter feed either via silage or hay.

2.7 The site has an access from the B5430 Old Road but this is dangerous being just after the brow of the hill with very poor visibility to the west. Please see accompanying site and location plan at ***Appendix 2.***

3.0 The Proposed Building

3.1 Scale

3.1.1 The dimensions of the proposed small agricultural building measures 7.32m x 4.88m by 2.13 m to the eaves level with a roof pitch of 15 degrees to ensure sufficient space for modern machinery to pass in and out of the front (north) elevation which has a roof height of 3.05m. The total floor area amounts to approximately 33m^2.

3.1.2 Please see the accompanying elevations and floor plan (Drawing ref: 2446-01 Barn Plans 1 to 100 A3) submitted with this application and provided at ***Appendix 3.***

3.2 Design and External Appearance

3.2.1 The development will be handled sensitively to respect the visual amenity of the surrounding area and the current setting of the agricultural holding. Please see the accompanying site plan (Drawing Ref: 2446-01 Site Plan 1 to 500 A2) provided at ***Appendix 2.***

3.2.2 The structure and roofing will consist of a timber framed structure with dark juniper green box profile sheeting on the roof and the sides will be clad in horizontal timber boards with the front (north) of the building have a series of 3 timber doors to provide sufficient height for access with tractors, trailers, etc. The timber cladding will be laid in accordance with the manufacturer's specification. The base will be a raised concrete pad to avoid deterioration of the timber frame. Please see the proposed elevations provided at ***Appendix 3.***

3.2.3 The roof pitch is a standard 15 degree slope with the front (north) of the building having a series of timber doors to allow for ease of access and movement with regard to modern farm implements, machinery and fodder etc. The roof would also have a small solar PV array to ensure that power requirements are generated from a renewable source.

3.2.4 The rear of the building (south) would be fitted with a run of 6in HR PVC gutter, complete with the necessary 4in fall pipes. Clean roof water will go to a rainwater harvesting system for the purpose of animal and crop watering.

3.3 Access

3.3.1 Hafryn is accessed directly off Old Road and the proposed building will be accessed via a new access. The existing access to the property serves the dwelling but is not ideal to serve the land. In any event the access is dangerous being located just after the brow of the hill.

3.3.2 The neighbouring road is a busy route and has gradually become busier over the past few years. The owner has noted one fatality, a 14 car accident and many smaller accidents outside the property. Anyone currently pulling on to the road in either a forward or reverse direction has to have the use of a second person to see them out for safety reasons which is not sustainable in the long term.

3.3.3 This current access is considered unsatisfactory to serve the proposed small-scale development as improvement works are required. The proposal is to close the existing access and create a new farm access at the brow of the hill which will allow a clear line of sight in both directions.

3.3.4 The revised access is shown in the accompanying new access plan (Drawing Ref: 2446-01 New Access Plan 1 to 500 A1) showing the new access point provided at ***Appendix 2.*** The access will be at least 10m wide with gates set back at least 5m from the boundary to allow traffic to pull off the highway before opening the gates. The land falls away from the road to the north so drainage to prevent water running on to the highway is unlikely to be required. We have shown an Aco cross drain within the site to catch water running water running into the land.

3.3.5 A turning head will be created within the site so that traffic can draw alongside the new building, reverse back and leave in a forward gear. Due to the small size of the project there will not be a need for large agricultural lorries to access the site. Feed will be delivered in smaller vans and tipper lorries. It is not considered necessary to provide a full swept path analysis.

3.3.6 In terms of traffic volumes this will be low. It will consist of the two cars that already use the property and occasional farm traffic such as feed deliveries, vets, etc. but these will be limited to 1-2 vehicles per month. The existing vehicular access that serves Hafryn will be closed as part of the scheme and a new stone wall with small pedestrian gate installed across the front (south) boundary of the property by the roadside.

3.4 Landscape and residential amenity

3.4.1 There will be negligible change of the landscape and the wider farmstead is already existing.

3.4.2 The boundary along the roadside has a small number of poor quality hawthorn and diseased ash. Any trees within the visibility line will be removed or trimmed back to ensure a clear line of sight.

3.4.3 The development will only result in positive environmental benefits due a scheme of new planting. The applicant has commissioned an independent ecology and environmental assessment of the site which has resulted in the submitted green infrastructure statement and net biodiversity benefit.

3.4.4 Please refer to the accompanying plans and net biodiversity benefit statement provided in the ***Appendices*** and submitted as additional information report for further detail.

4.0 Agricultural Justification

4.1 The new farm building is needed to support management of the land and the livestock. The land will be grazed by goats (up to 10) which will have a dual dairy and meat function. There will also be up to up to 10 Mangalitza pigs, 20 chickens, 10 ducks and a number of bee hives.

4.2 Not all the land will be grazed. Some will be mown for hay / haylage for winter feed. A small area will be ploughed to grow vegetables will be used as feed for the pigs and also fed to the poultry and used on the farm.

4.3 The pigs will be housed in mobile pig arks. These will be bred primarily for meat but may also be sold as weaners depending on the number of births each year. The goats will be housed partially in the new building with the rest of the shed used for machinery, feed and other general farm storage. For the bees they intend to plant a strip of wildflowers to enhance honey production and habitats for wildlife. This will start with one hive and progress, as necessary. The hives will be positioned away from any public footpaths.

4.4 The layout is such that the new building is set off the road but close to the house for easy access. Additional landscaping can be carried out south of the new shed which will screen the building from

wider views. The natural timber cladding will soon weather and the structure will quickly assimilate with its rural surroundings and have positive impact on the area.

4.5 It is considered that the above justification presents a key need for the development, being only 33m^2 it can clearly be seen that the building is of an appropriate scale and design in relation to the size of the holding. The site layout plan is shown on the following page in ***Figure 1.***

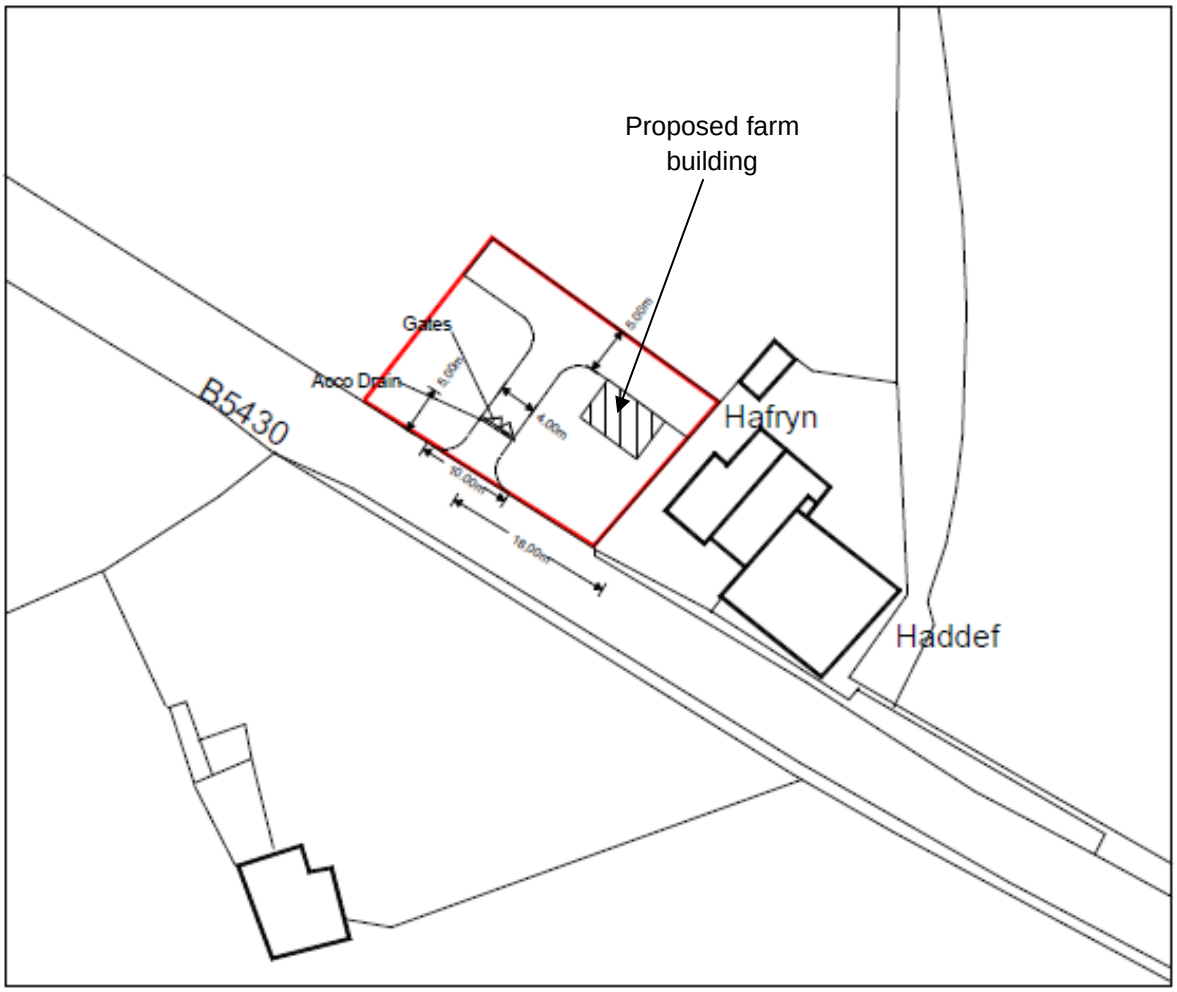


Figure 1 – Proposed Site Layout (Not To Scale)

5.0 Planning Policy Context

5.1 Introduction

5.1.1 Section 38 (6) of the Planning and Compulsory Purchase Act (2004) requires that proposals are determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan comprises those local planning documents which have been the subject of examination in public or testing through public inquiry and are adopted having been through the due processes.

5.1.2 The application site falls within the administration boundary of Wrexham County Borough Council and key statutory development plan policies include SP2, SP12, DM1, NE1 and NE6. A number of local planning guidance notes also need to be considered.

5.1.3 In addition to the statutory Development Plan, applications should also be assessed against the National Policy guidance contained in Planning Policy Wales, TAN12, TAN 18 and Future Wales (2021), which are a material consideration in any determination.

5.1.4 Policy information is summarised at ***Appendix 4 and 5***.

5.2 Statutory Development Plan

Wrexham County Borough Council Local Development Plan 2013 - 2028 (Adopted December 2023)

5.2.1 This document addresses the key spatial development issues for the area and provides a strategic spatial planning policy framework to determine how the Wrexham County Borough area will develop physically up to 2028. Central to all of the policies contained within the Plan is the principle of sustainable development set out in Policy Objectives SO1 – SO12.

5.2.2 Key plan policies of relevance to the proposed farm building and access at Hafryn include the following:

Policy SP2 – Location of Development

Paragraph 3.29 states that "*Land outside of any defined settlement limit or employment area as shown on the Proposals Map is classed as open countryside where, in line with paragraph 3.60 of Planning Policy Wales (edition 11, February 2021), development will be strictly controlled*".

Agricultural buildings are allowed in rural areas where provided that the need for both the barn and new access can be sufficiently justified, then the principle of development may be considered acceptable. We have shown that there is a clear need at Hafryn.

Policy SP12 – Design Principles

This policy states that "*All development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by complying with the master planning framework SPG and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment*".

We have shown that the new building will be of a sustainable rural design using sustainable materials such as timber and timber cladding which blends into the rural setting.

Policy DM1 – Development Management Considerations

We have review the key criteria set out in Policy DM1:

Development proposals, where relevant, must:
i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;
ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself;
iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;
iv. Take account of personal and community safety and security in their design and layout;
v. Prioritise walking, cycling and public transport use ahead of travel by car;
vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;

vii. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;
viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;
ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and
*x. Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.**

**The Coal and Development (High Risk) areas identified on the Constraints Map have been defined on the basis of the best information available to the planning authority and are not necessarily exhaustive. Responsibilities for determining the extent and effects of instability, contamination and other risks remain that of the developer, who must ensure that land is suitable for the development proposed'.*

In respect of the scheme proposed at Hafryn, the building is small and being timber clad accords with the local area and its character. No neighbours will be affected. The new access actually improves the amenity for the occupiers of Hafryn as currently the access is dangerous and significantly affects their quality of life.

No pollution will occur. The manures will be recycled onto the land. The design is such that security and safety will be improved as the old access will be closed and the new access will be designed to improve highway safety. The inclusion of solar panels on the roof helps to contribute towards energy efficiency and minimising the use of non-renewable sources of energy.

Finally the site is not in a Coal Mining high risk area. In any event, the development does not include deep foundations or buildings used for human habitation so the risks are low.

Policy NE1 – International and National Nature Conservation Designations

This policy reads :

Development likely to significantly affect any protected site of international importance, either alone or in combination with other plans or projects, will be subject to a Habitat Regulations Assessment (HRA). Development will only be permitted where it is possible to ascertain no adverse effect on the integrity of the habitat or site or where there are Imperative Reasons of Overriding Public Interest and compensatory measures are secured.

Permission for development likely to impact the special features of a Nationally Designated Site will only be granted in exceptional circumstances where appropriate compensation can be provided.

Development likely to affect any protected species will only be permitted when there is no satisfactory alternative and if there is no detrimental impact to the maintenance of the population concerned at a favourable conservation status in its natural range. The proposals must adequately demonstrate that they are for the purposes of preserving public health or safety or reasons of overriding public interest.

The site is not within an area of international importance and does not affect any protected species. The site is very small scale and biodiversity will be enhanced as part of the proposal.

Policy NE6 – Waste Water Treatment and River Water Quality

This policy relates to the protection of key watercourses and waterbodies and reads :

All new development will only be permitted where there is no adverse effect on the integrity of the River Dee and Bala Lake SAC in particular through the treatment of waste water.

To ensure no adverse effect on the integrity of the River Dee and Bala Lake SAC, development creating waste water discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC.

This can be achieved through implementation of mitigation measures and associated supplementary planning guidance. Mitigation will involve, either:

i. Delivery of measures specified in the Dee Catchment Phosphorus Reduction Strategy (DCPRS), which will require:

a) *Developer contributions/community infrastructure levy funds to deliver measures identified within the DCPRS to reduce phosphorus levels within the catchment;*

b) *Phasing of development to meet the delivery milestones within the DCPRS, and delaying development if milestones have not been met;*

OR

ii. Using alternative mitigation approaches to those mentioned in 1. above. Where further evidence demonstrates that adverse effects on the integrity of the River Dee and Bala Lake SAC can be avoided using alternative mitigation, these must be agreed with the Council, in consultation with Natural Resources Wales.

The project at Hafryn will not produce any waste that will affect the above resources.

5.2.3 We have also reviewed the key local planning guidance notes which have relevance to the proposal. Key LPGN's include:

LPGN13 – Housing in the Countryside
LPGN14 – Garden Extensions in the Countryside
LPGN 30 – Design
LPGN 32 - Biodiversity & Development

LPGN 13 – Housing in the Countryside – the existing access to the house will be closed and new parking provided to the north of the new farm building. The area of land to be changed to residential is small and the guidance note states that where new off-road parking is needed that would allow a safer access then a garden extension may be permitted.

LPGN 14 – Garden extensions in the Countryside – this guidance states that "If a dwelling has no vehicular access, an access with obstructed visibility or no off-road parking space, a garden extension which would enable a significant road safety risk to be removed may be permitted. In these circumstances, the extension will normally be limited to the minimum area required to comply with the Council's highway and parking standards". This would be the case at Hafryn.

LPGN 30 – Design – this guidance note encourages a site assessment and a design review. Full consideration has been taken of the design of the new farm building which has been kept to a small scale with timber cladding to blend into the rural area. The site will be carefully landscaped to help blend the structure into the locality. The building is also sited close to the house so that the group of structure is maintained in the landscape.

LPGN 32 - Biodiversity & Development – the importance of biodiversity is recognised. A site assessment has been undertaken by Biome Consulting and a copy of their report is included with the application. The report concludes that a variety of ecology enhancement measures are to be implemented in the scheme comprising:

- Creation of wildflower meadow.
- Planting of three native trees
- Planting a new species-rich hedgerow
- Erection of bird box.

Following the implementation of these measures it is assessed that the scheme will achieve net biodiversity benefit.

5.2.4 Taking the above policies into account, it is considered that the proposed development is appropriate in enhancing the rural economy, whilst also safeguarding the surrounding environment and wider locality. The development relates to agriculture and supports the rural economy with wider environmental benefits.

5.3 National Planning Policy

Planning Policy Wales (PPW)

5.3.1 National planning policy guidance is provided in Planning Policy Wales (February 2024). At the heart of PPW is a '*presumption in favour of sustainable development'*, a '*golden thread*' running through the planning system in the plan-making and decision-taking process. Through the plan-making process local authorities are encouraged to positively seek opportunities to meet the development needs of their area.

5.3.2 PPW states that planning policies should support economic growth in rural areas and a prosperous rural economy. This will help to create jobs and prosperity. Paragraph 5.6.7 states that local authorities should encourage the growth of self employed and micro businesses in rural areas. By supporting the development of a broad range of employment opportunities in rural areas planning authorities can increase economic prosperity and help address the effects of rural decline or depopulation where it occurs.

5.3.3 The proposed development meets the three key pillars of sustainability: economic, social and environmental. The building meets the guidance set out in PPW which states that planning policies should enable well-designed new buildings. The building at Hafryn will be well designed and have renewable energy solar panels on the roof to help boost its environmental credentials.

5.3.4 Regarding social benefits, the building will support a local family business which will have wider social benefits.

5.3.5 Overall, the proposal aligns with national planning policy through promoting a sustainably located scheme on an existing unit. The new scheme will ensure the agricultural unit will have good access to the wider road network and would deliver economic, social and environmental benefits to the site and the wider Wrexham area as a whole, in line with national policy objectives.

6.0 Planning and Technical Assessment

6.1 The proposed development seeks permission for a small new farm building at Hafryn. We have assessed the location of the site and the principal constraints that may relate to it.

The assessment has confirmed the following:

- The location of the building falls outside the notified Flood Zones
- No rights of way exist directly across the site
- The site does not fall within any areas of historic interest.
- There are no records of any Tree Preservation Orders on the site
- The site is located in open countryside

6.2 A flood risk assessment is not required. The site falls within a very low risk area and as such the land is not at risk of fluvial flooding. To demonstrate the site is located in a very low risk areas we have provided a flood risk plan at ***Appendix 7*** and undertaken a site check with Natural Resources Wales. Drainage of the building would go to the existing local drainage network.

6.3 The principle of the development is acceptable. The scheme is for the erection of a small new farm building. The application accords with the local plan and PPW and thus planning permission should be granted without delay.

6.4 Local amenity – the amenity of local residents will not be affected. The farm unit already exists and supports small levels of livestock. The proposal will help to maintain the sustainability of the agricultural unit.

6.5 Ecology and biodiversity – PPW and the Wrexham County Borough local plan contain a series of policies relating to the natural environment. The application site currently consists of an area of grassland of low value. The scheme does not result in the loss of any habitat and is already used for farming. No wildlife will be affected. The report produced by Biome Consulting covers both the Net Biodiversity Benefit and the Green Infrastructure Statement and following implementation of the proposed measures the scheme will achieve net biodiversity benefit.

6.6 Ground conditions – as previously mentioned, the site consists of an existing grassland area. Ground conditions are entirely suitable for the construction of a concrete pad and the erection of the small farm building.

6.7 Highways and access – the site is part of an existing agricultural holding with an existing access point to the dwelling off Old Road. This will be closed and the new safer access point opened. The development will not increase traffic movements due to the nature of existing enterprises already operating on site. Images of the new access point are provided at ***Appendix 6***.

6.8 Visual impact – the application site and surrounding farmstead already support the nature and appearance of an agricultural unit. The new building will be constructed of materials typical to local farms and will blend into the landscape, whilst having no harmful impact upon the character and appearance of the open countryside. It will associate with the dwelling and other local structures.

6.9 Rights of way – there is a public footpath to the east of the property that runs north towards the Ruthin Road but the new farm building will sit behind the house and will not affect views from the footpath.

7.0 Conclusions

7.1 This planning statement has been prepared to support a planning application for the erection of a small farm building and the creation of a replacement access at Hafryn. The scale and design of the structure and overall building is shown at ***Appendix 3***. The materials will blend well into the local area.

7.2 Planning legislation requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. Planning Policy Wales is a material consideration and fully supports economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.

7.3 The proposed scheme at Hafryn satisfies these aims and meets the policy guidance set out in the Local Plan for Wrexham County Borough Council.

7.4 This statement and the supporting plans and information demonstrate that the application positively meets the local development plan as well as national planning and environmental objectives and is a

sustainable development. Therefore, the applicants respectfully seek full permission for this development, subject to appropriate and reasonable conditions.

Stephen Locke BSc(Hons) MRICS MRTPI FAAV
Planning Consultant

Appendices

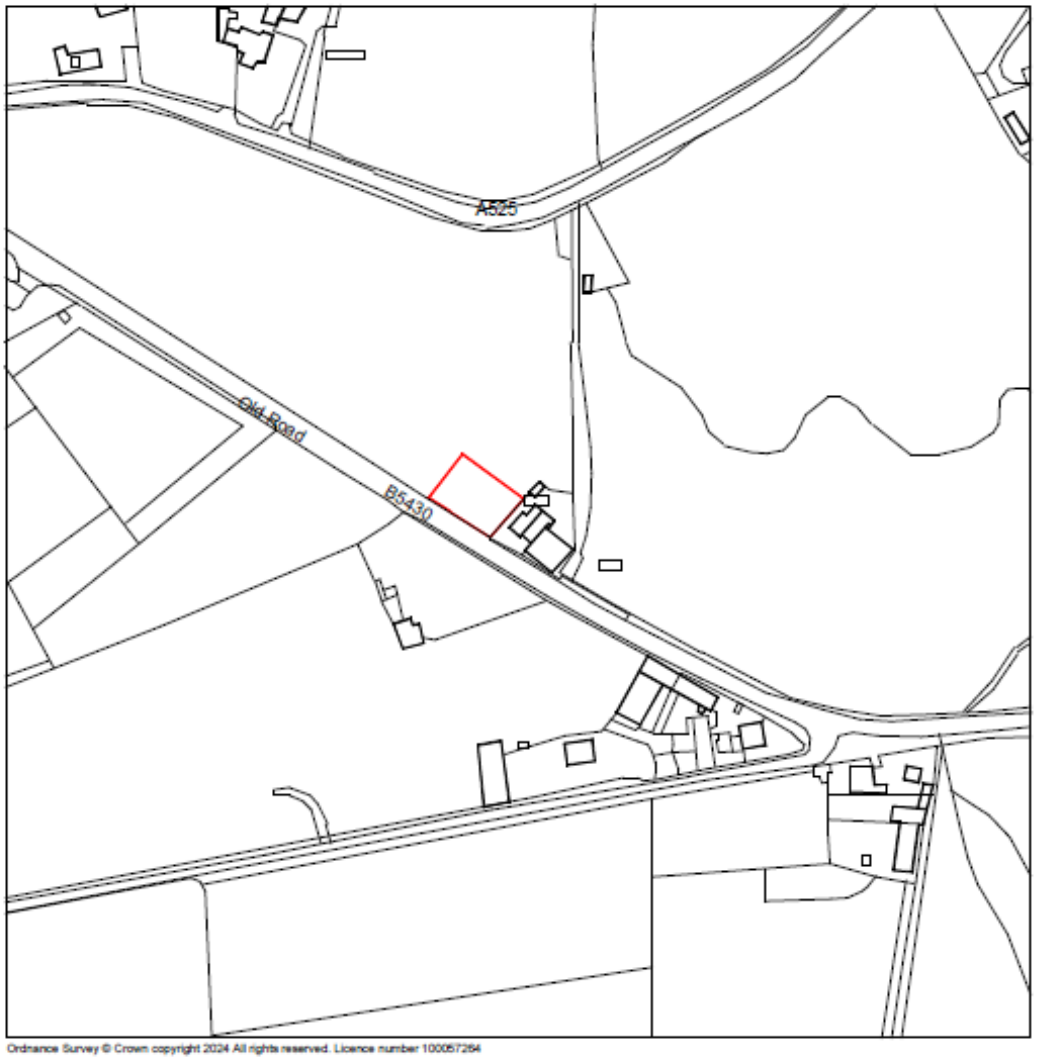
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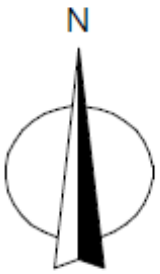
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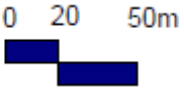
2) Location & Site Plans

(i) Location Plan



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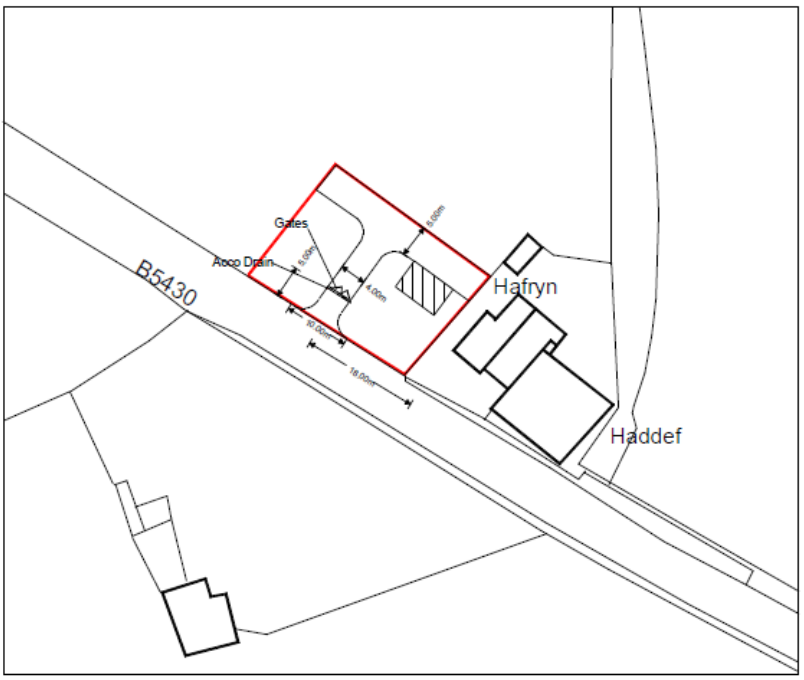


Location Plan - 325215, 352975.
Hafryn, Old Road,
Bwlchgwyn, Wrexham, LL11 5UH.
Scale 1 to 2500
Date November 2024
2446-01 Location Plan 1 to 2500 A3

Stephen Locke Associates

(Not to Scale)

(ii) Proposed Site Plan





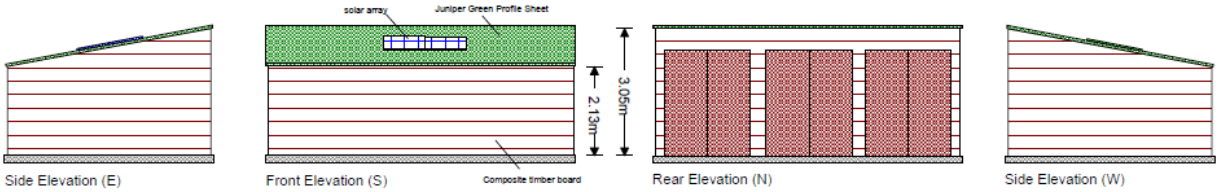


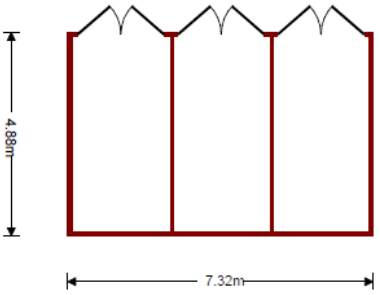
Site Plan - 325215, 352975.
Erection of Storage Barn for Agricultural Purposes
and Extension to Garden Curtilage to Provide Replacement
Vehicular Access to Serve the Barn and Dwelling
Hafryn, Old Road,
Bwlchgwyn, Wrexham, LL11 5UH.
Scale 1 to 500
Date November 2024
2446-01 Site Plan 1 to 500 A2

Stephen Locke Associates

(Not to Scale)

3) Elevations and Floor Plan for New Farm Building









Barn Plans
Erection of Storage Barn for Agricultural Purposes and Extension to Garden Curtilage to Provide Replacement Vehicular Access to Serve the Barn and Dwelling
Hafryn, Old Road,
Bwlchgwyn, Wrexham, LL11 5UH.
Scale 1 to 100
Date November 2024
2446-01 Barn Plans 1 to 100 A3

Stephen Locke Associates

(Not to Scale)

4) Wrexham County Borough Council - Policy Information

Development Plan policies:

Wrexham Local Development Plan policies SP2, SP12, DM1, NE1 & NE6

Local Planning Guidance Notes:

LPGN13 – Housing in the Countryside
LPGN14 – Garden Extensions in the Countryside
LPGN 30 – Design
LPGN 32 - Biodiversity & Development

5) National Planning Policy

National Policy:

TAN 12 Design
TAN 18 Transport
Future Wales
Planning Policy Wales

6) Site Photographs



1. Site of proposed farm building



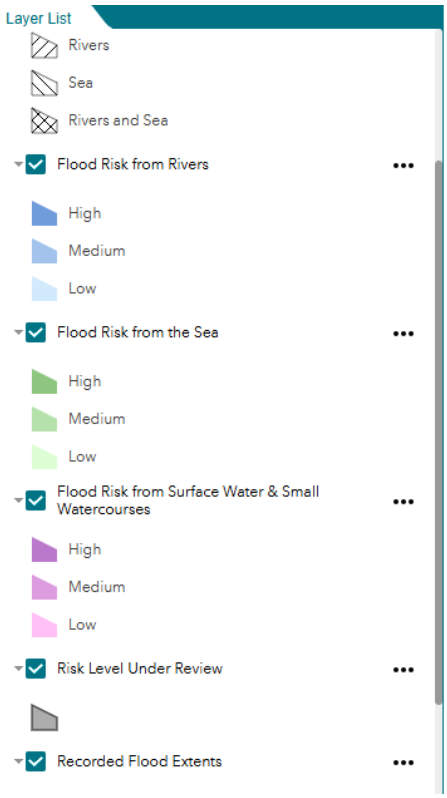
2. View from new access point looking west - note improved visibility

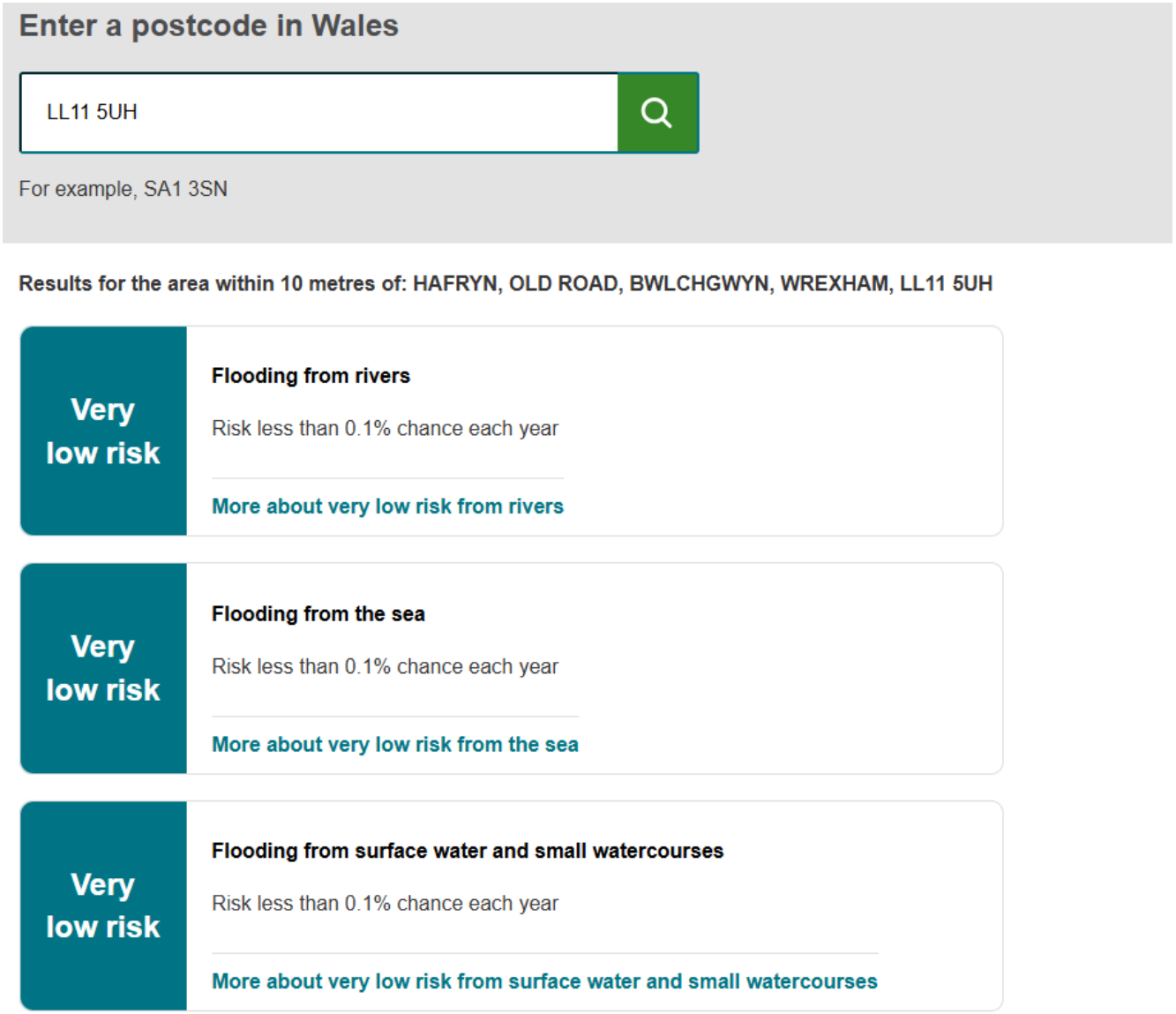


3. View from new access point looking east (old existing access point is shown by house)

7) Flood Risk Assessment Plan & Report






Enter a postcode in Wales
LL11 5UH
For example, SA1 3SN
Results for the area within 10 metres of: HAFRYN, OLD ROAD, BWLCHGWYN, WREXHAM, LL11 5UH
Very low risk
Flooding from rivers
Risk less than 0.1% chance each year
More about very low risk from rivers
Very low risk
Flooding from the sea
Risk less than 0.1% chance each year
More about very low risk from the sea
Very low risk
Flooding from surface water and small watercourses
Risk less than 0.1% chance each year
More about very low risk from surface water and small watercourses
The risk levels are: High, Medium, Low and Very low.