

Planning Statement

Penyllan Farm
Wrexham Road
Marchwiel
Wrexham
LL13 0PF

Construction of a Replacement Agricultural Building

Mr & Mrs Lloyd

February 2025

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Ref: 80092

1.0 Introduction

1.1 This Planning Statement is prepared and submitted in connection with a full planning application made to Wrexham County Borough Council ("The Local Planning Authority") for the construction of a replacement agricultural building at Penyllan Farm, Wrexham Road, Marchwiel, Wrexham, LL13 0PF.

1.2 The proposed development would see the construction of a new agricultural building on the same footprint as a previous agricultural building which has been removed from the site following storm damage. The proposed building will be located on the existing agricultural complex at Penyllan Farm operated by the Applicants, Mr and Mrs Lloyd.

1.3 Given that construction of the proposed building has already started on-site, the application has been submitted in part-retrospect.

1.4 This Planning Statement should be read in conjunction with the other documentation submitted as part of the application, listed below:

- Completed Full Planning Application Form
- Green Infrastructure Statement
- Dwg No: 80092 / GH / 001 – Site Location Plan
- Dwg No: 80092 / GH / 002 – Existing Block Plan
- Dwg No: 80092 / GH / 003 – Proposed Block Plan
- Dwg No: 80092 / GH / 004 – Proposed NBB Plan
- Dwg No: 80092 / GH / 100 – Proposed Floor Plan
- Dwg No: 80092 / GH / 101 – Proposed Elevations

1.5 This Planning Statement provides a balanced overview of the planning issues associated with the proposed development and is designed to aid the Planning Officer in making their recommendation.

1.6 The information set-out within this statement confirms that the proposal can be delivered on-site without giving rise to any unacceptable or adverse impacts in planning-terms.

2.0 The Application Site & Background

2.1 The application site comprises land to the immediate south of the main farm complex of buildings and yards at Penyllan Farm.

2.2 As noted, the application site itself comprises the footprint of a former brick agricultural building which after several years of degradation suffered from storm damage and was removed from the site.

2.3 The application site is located within a semi-rural location approximately 100m to the south-west of the defined settlement/development boundary for Marchwiel as per the adopted Wrexham Local Development Plan (LDP). The area is primarily agricultural in nature, however with the close proximity of the settlements at Marchwiel and Wrexham taken into account, the area does have a semi-rural feel and context.

2.4 As the site is located outside of any defined settlement/development boundary, it is located within the open countryside in planning terms.

2.5 An aerial view of the application site is provided below within Figure 1, with application site being identified by the red star:



Figure 1: Application site location & context

3.0 The Proposed Development

3.1 The application relates to the proposed erection of a replacement agricultural building, on the same footprint of the former building now removed from the site.

3.2 The proposed building will, as per the former building, have a 'T-shape' and will measure 19.8m in length and 13.7m in width. It will have a dual-pitched roof with an eaves height of 4.6m and a ridge height of 5.6m.

3.3 The building will be finished externally with reclaimed and matching red brickwork (from the former building) under a black standing seam metal cladding roof. The building will have doors within its northern and western elevations.

3.4 The development comprises a like-for-like replacement of the former building on the same footprint, utilising similar external materials and providing an agricultural storage building fit-for-purpose as part of modern agriculture.

3.5 The development would not lead to an increase in stock numbers on the holding at Penyllan Farm.

3.6 As the erection of the building has already commenced, the application has been submitted in part-retrospect.

4.0 Planning Policy Context

4.1 Planning Policy Wales (Edition 12, 2024) advises at Paragraph 5.6.8 that ***"Planning authorities should adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation"***.

4.2 Technical Advice Note 6 (Planning for Sustainable Rural Communities) also sets out the Welsh Government's support for agricultural development proposals owing to the positive impact they can have upon the rural economy and rural communities.

4.3 There are no directly applicable policies contained within the adopted Wrexham Local Development Plan relating to proposals for new agricultural development. However, general support for new agricultural development and farm diversification proposals is expressed throughout the plan.

4.4 Of some relevance is LDP Policy EM4, which reads:

"New employment development outside of settlement limits will only be permitted through:

ii. New development required in connection with a rural enterprise, including proposals for farm diversification where:

(a) The development is located within or forms a logical extension to the complex of buildings on an existing rural enterprise; or
(b) In the case of buildings located away from an established rural enterprise complex, where a clear need for the development has been

demonstrated and where there is no reasonable alternative location for the development".

5.0 Review of Main Material Planning Considerations

Principle of Development

5.1 The development relates to the provision of a new agricultural building on the site to replace a former storm-damaged agricultural building of the same scale and on the same footprint.

5.2 The application site is located to the immediate south of the existing farm complex and as such is closely related in spatial terms to the existing built development on the farm.

5.3 In light of the above, and given the fact it would be a like-for-like replacement of a former building on the same footprint, the principle of development is acceptable in compliance with LDP Policy EM4, PPW and TAN 6.

Design & Visual/Landscape Impact

5.4 As noted, the proposed building would be a like-for-like replacement of the former building on the same footprint. It would be of a similar design and scale to the former building and as such would cause no increased visual impact over and above the previous situation on the site.

5.5 Given the proposed building's acceptable design, scale and siting in close proximity to the main farm complex of buildings and yards at Penyllan Farm, there will not be any adverse or harmful landscape or visual impacts associated with the development in this location.

Impact on Neighbouring Amenity

5.6 There are no neighbouring residential dwellings within close proximity to the application site. As a consequence, no adverse impacts upon neighbouring residential amenity are anticipated as a result of the proposed agricultural building in this instance.

Ecology & Green Infrastructure

5.7 The application site currently comprises the footprint of the former agricultural building which has been removed from the site several years ago following years of deterioration and storm damage. As such, the site itself is of no ecological value.

5.8 As noted, the proposed development has already commenced, with the building's steel portal frame having already been erected on-site. As a result,

all groundworks associated with the development have already been carried out and therefore, no impacts upon any protected species would occur.

5.9 There are no SSSIs or SACs located within a 1km radius of the application site, nor are there any non-statutory ecological sites within close proximity.

5.10 The proposed development does not have the potential to cause any adverse ecological impact within the area owing to the fact it is a like-for-like replacement of the former building on the same footprint. The building would not lead to any increase in stock numbers on the holding.

5.11 It is acknowledged that the site does lie within the freshwater catchment of the Bala Lake and River Dee Special Area of Conservation (SAC) and therefore NRW's *Advice to planning authorities for planning applications affecting nutrient sensitive river Special Areas of Conservation (July 2024)* is of relevance. However, the development as proposed is unlikely to be a source of additional phosphorus or a pathway for additional impacts. The development can therefore be screened out as not likely to have cause significant effect upon the integrity of the River Wye SAC as it falls within the following criterion in the published advice:

- *Any development that does not increase the volume and phosphorus concentration of wastewater.*

5.12 In terms of green infrastructure and providing a net benefit for biodiversity (NBB), Dwg No: 80092 / GH / 004 shows the proposed erection of two Woodcrete bat boxes and one Woodcrete bird box on the southern elevation of the proposed building. This would provide an NBB effect over and above the green infrastructure baseline. Please refer to the submitted Green Infrastructure Statement for further details.

5.13 In light of the above, the development would not cause any adverse ecological effects and would provide an NBB effect on-site in-line with the requirements of PPW (Chapter 6) and TAN 5.

Highways

5.14 The vehicular movements associated with the site will remain unchanged as a consequence of the proposal. Indeed, the proposed building will only be used for the purposes of agriculture as part of the existing farming operations at Penyllan Farm. As such, the development as submitted would not cause any impacts upon highway safety within the application site's vicinity.

6.0 Conclusion

6.1 The proposed development is needed for legitimate agricultural purposes and would simply replace a former agricultural building on the same footprint. The

proposal is of an overall modest scale, and would be of an acceptable appearance within the host rural landscape. The development would not cause any adverse impacts upon the natural environment, neighbouring residential amenity nor upon highway safety.

6.2 Therefore, the proposal is fully compliant with both national and local planning policy requirements, and it is respectfully requested that full planning permission be granted for the development without delay.