PLANNING, DESIGN AND ACCESS STATEMENT

Application for the construction of 2no silage clamps and all associated works

at

Carreg y Franc

Overton

Wrexham

LL13 0HL

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Ref: HPL 12554

Document ref: 12554-202501-001

Date: January 2025

Rev: --

1. Introduction

1.1 This statement has been prepared and submitted by Halls on behalf of JF & AA Owen. The application is for the construction of 2no concrete panel silage clamps and all associated works.

1.2 This statement assists in identifying the context of the proposed application, to include an assessment of how the proposed development accords with the site context, alongside relevant national and local planning policies. This aims to set out other material considerations, to support the Council in their consideration of this application.

1.3 I trust the submitted details are sufficient to enable and support you in your consideration of this application. Should you require any further information please do not hesitate to contact us.

2. Site Description and Context

2.1 The application site is located at the farm holding known as Carreg y Franc, Overton. The property is located within the open countryside as defined by the adopted Wrexham Local Development Plan.

2.2 The site relates to an area of existing farmyard situated adjacent to existing buildings to the north.

2.3 The farm is accessed from the B5069 known as Bangor Road.

3. Proposed Development

3.1 Planning permission is sought for the construction of 2no silage clamps. The clamps will feature 3 walls, with the central side being open for access. The clamp to the west will measure 25.5m in length and 12m in width and the clamp to the east will measure 38.7m in length and 12m in width, with the walls on both clamps being 3m in height. The clamp will have a solid concrete base at 1:100 slope.

3.2 The silage clamp will be constructed to comply with SSAFO Regulations. It will have an impermeable base that will extend beyond the silage clamp walls. It will be constructed of concrete, which will comply with British Standard EN 1992-1- 1:2004+A1:2014. Further to this, the buildings concrete walls will be constructed to comply with British Standard 5502-22:2003+A1:2013.

3.3 There will be an impermeable, draining collection channel around the edge of the floor slab, outside the clamp's walls, which will flow into an effluent tank.

3.4 The effluent tank, underground will be capable of lasting 20 years without maintenance.

3.5 The proposed building is merely to align the farm with the current and future regulations set out by NRW and Welsh Government as defined under The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021

4 Principle of Development

4.1 The policy framework for the consideration of agricultural buildings is set out in TAN6 – Planning for Sustainable Rural Communities. Section 6.1.1 states "the Welsh Assembly Government's objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture."

4.2 Local Policy EM4 set out the general requirements for agriculturally based proposals. This development proposal does not fall within a specific policy as set out by the Wrexham Local Development Plan. Therefore, for the purposes of this development, the proposal will be considered against policy EM4.

4.3 Policy EM4 states 'New developments required by existing rural enterprises such as additional farm buildings, as well as development that facilitates farm diversification, will be supported subject to the development being sensitively located within or adjacent to the complex of existing buildings'.

4.4 This application seeks consent for the construction of 2no silage clamps on the edge of an existing farm complex. The proposed materials are usual for this nature of development, and its design is not unacceptably imposing.

4.5 In light of the above, it is considered that the principle of development complies with Wrexham LDP.

5 Impact upon Neighbouring Amenity

5.1 For developments of this nature, considerations of impact upon neighbour amenities should include odour, flies, dust and noise.

5.2 The application site is located approximately 360 metres from the closest neighbouring residential property not associated with the site. In light of the design, scale and distance, it is not considered the development would have any impact upon neighbours with regard to dust, noise, odour, overlooking, overshadowing nor overbearing effects.

5.3 In light of the above, the development is considered to be acceptable in this regard, and compliant with planning policy.

6 Highways and Access matters

6.1 The application does not propose any new or altered means of access into the site from the public highway, and it is noted the development would not result in any increased vehicular movements to and from the site, nor would it prejudice existing parking and turning areas on-site.

6.2 In light of the above, the proposed development is considered to be acceptable in this regard, and compliant with planning policy.

7 Landscape

7.1 The proposed site is located within the open countryside, though is on the edge of an existing farm holding which will be seen as one unit already existing within the landscape.

7.2 The site is south of Bangor road and will be screened by the existing field hedgerows along with substantial existing agricultural buildings. The applicants are also proposing to plant additional trees to minimise and visual impact (see accompanying plans).

7.3 The character of the area is dominantly agricultural, and given that the development itself fits this character, and will be sited adjacent to the existing farm, it is not considered that it would have a detrimental impact upon the landscape.

8 Ecology

8.1 In terms of biodiversity, specific reference is made to LDP Policy DM2 which seeks to protect, positively manage and enhance biodiversity and geodiversity interests, and safeguard protected important sites. This is supported by TAN 5 (Nature Conservation and Planning)[1] and Planning Policy Wales (Edition 12)[2].

8.2 The application is not accompanied by an ecological assessment given that the development is located on existing farmyard and scrub land with no ecological value, however the proposal is supporting by a Green Infrastructure Statement.

8.3 Biodiversity enhancement measures have been proposed as part of the application. This includes the planting of trees and a hedgerow.

[1] https://www.gov.wales/sites/default/files/publications/2018-09/tan5-nature-conservation.pdf
[2] https://www.gov.wales/sites/default/files/publications/2024-07/planning-policy-wales-edition-12.pdf



9 Conclusions

9.1 With reference to the details including within the statement, the proposal is considered fully compliant with all relevant national and local planning policies.

9.2 The proposed building is to align the farm with the current and future regulations set out by NRW and Welsh Government as defined under The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021.

9.3 The proposed is considered subordinate and in keeping with the existing built form on the application site. It lies adjacent to the existing agricultural buildings and there are little public vantage points, and from those it will be seen in connection with existing buildings.