Application for prior approval for agricultural grain store

1.0 - Introduction

The following document outlines our plans to erect a 80ft x 60ft x 23ft (18m x 24m x 8m) agricultural grain shed for use as part of our agricultural holding CJ & FM Evans, Forge Farm, Pont-Y-Blew, Chirk, Wrexham, LL14 5BH. Our agricultural holding is over 5ha and the field we want to erect the shed on is over 1ha minimum size as stipulated by Class A of Part 6 of the Town and Country Planning (General Permitted Development) Order 2015.

2.0 - Site Location

52°56’28.53”N, 3°1'53.51"W

2.1 - Classification of closet road

C - Road - more than 100 meters from road (**USRN:** 46904800)

3.0 - Description of proposed building

The proposed structure is a 80ft x 60ft x 23ft (18m x 24m x 8m) agricultural grain storage shed. The shed is going to be made from a steel frame in 3 x 20ft bays with a pitched roof at 10˚ degrees. The roof is going to be made from profile 6 fibre cement corrugated sheets. The sides are to be clad from eaves to 3.5m from floor height in an olive green box profile to blend in with the general countryside. The proposed shed DOES NOT require an electrical or water connection as it is to be used for storing grain and cereal crops.

3.1 - Why is it needed for the farming business?

The farming business is expanding its cropping area and requires dedicated grain storage faciltiies, which the current farm buildings cannot offer as they are used for housing livestock. The new building will provide a hygienic and secure environment to store grain and cereal crops on the farm and not be reliant on selling crops directly from the field, which will allow the farm to secure a better price.

3.2 - What is it going to be used for?

Storage of Grain and cereal crops only

3.3 - Why have we chosen that location for the proposed shed?

The main farm site is built on the side of a hill, and there is no more room for an additional shed to be built. The chosen location is the closest and most viable site for the proposed grain store. The field has good access with a wide gateway, which provides excellent visibility when pulling in and out, ensuring safe access, as well as being flat, which minimises excavations and physical impact on the site.

The nearest property is over 100 meters away from the proposed site and faces the other way, with a high hedge boundary between. This ensures there is no visual impact to the property.

The proposed location is also over 400m away from any listed building and will have no impact.

3.4 - Why this size?

The proposed dimensions will provide grain storage for between 850 - 950 tones, which will allow us to store all of our grain in-house in a hygenic and secure environment, allowing the business to sell grain at better market prices.

4.0 - Proposed Elevations for the Shed

See attached

5.0 - Summary

We believe the proposed plans for a Grain store meet the criteria outlined under Class A of Part 6 of the Town and Country Planning (General Permitted Development) Order 2015. The proposed development is vital to the farm business to keep up with growth demands to ensure a viable, long-term security.

The required fee as been included along with this prior approval application.

Kind Regards,

William Evans - On Behalf of CJ & FM Evans