

Planning Statement

Application for proposed manure store at High Lanes, Isycoed, Whitchurch, Wrexham, SY13 3AZ

Mr G Martinez

Roger Parry & Partners

Roger Parry
& Partners LLP
www.rogerparry.net
gerallt@rogerparry.net
Tel: 01938 554499

Mr G Martinez

Application for proposed manure store at High Lanes, Isycoed, Whitchurch, Wrexham, SY13 3AZ

March 2025

Site address

High Lanes,
Isycoed,
Whitchurch,
Wrexham,
SY13 3AZ

Planning Authority

Wrexham County Borough Council

Planning Service,

16 Lord Street,

Wrexham,

LL11 1LG

Publication title	Planning Statement
Version	1.1
Date	March 2025

Roger Parry & Partners LLP
1 Berriew Street
Welshpool
Powys
SY21 7SQ
Tel: 01938 554499

gerallt@rogerparry.net
www.rogerparry.net

Ref: GD/PS/01

1. INTRODUCTION 4
2. THE APPLICATION SITE 4
3. PROPOSAL.....4
4. MOVEMENTS AND ACCESS 4
5. DRAINAGE.....5
6. COMMUNITY SAFETY.....5
7. CONCLUSION.....5

1. INTRODUCTION

1.1 This Planning Statement is prepared and submitted in connection with the planning application for an agricultural building for a manure store at Hugh Lanes, Isycoed, Whitchurch, Wrexham, SY13 3AZ.

1.2 The proposed building will provide much needed manure storage. The proposed building will be of a similar construction to buildings within the adjacent farmyard and the existing covered manure store.

1.3 The proposed building will be providing a cover for manure, which Welsh Government are advocating.

2. THE APPLICATION SITE

2.1 The proposed site for the agricultural building is on land at Hugh Lanes, Isycoed, Whitchurch, Wrexham, SY13 3AZ.

2.2 The location of the proposed building will be seen as a natural extension of the existing farmyard. It will have a minimal landscape and visual impact, together with the practicalities of the farm.

3. PROPOSAL

3.1 The proposed building is 18.2m long by 9.1m wide. It will be 5m in height to the eaves and 6.4m to the ridge. The floor area of the proposed building is 166m2.

3.2 The building will consist of low profile concrete panels with Yorkshire boarding walls and fibre cement roof (See elevation drawings for details)

3.3 The development will be sited so that it is seen in conjunction with the existing built form of the farm. The backdrop for the proposal will therefore be the existing buildings, and therefore not create additional landscaping plans.

3.4 The proposed development will not result in an increase in stock numbers held on the site.

4. MOVEMENTS AND ACCESS

4.1 The movements associated with the site will remain unchanged as part of this proposal. No vehicular access is required for the building.

4.2 There are no highway improvements proposed as part of this application, given that the proposal replaces a current use.

4.3 In terms of access, although wheelchair users are not envisaged to be accessing the building due to health and safety reasons, the building will have level thresholds at its access points.

5. DRAINAGE

5.1 The proposed is for a dry manure store, therefore no farm slurry will be stored. No increase of stock is proposed as part of this proposal, it is just aligning with the new regulations coming by 1st of August 2024.

5.2 A IBC Water Tank will also be proposed under one of the buildings gutters to collect clean roof water.

5.3 The store is to comply with the upcoming CoAPR standards which require 5 months storage.

5.4 A SAB application has been submitted concurrently.

6. COMMUNITY SAFETY

6.1 Site security is critical throughout day and night to prevent the theft of equipment or machinery. This is critical in this case due to the proximity to the public highway.

7. CONCLUSION

7.1 In light of the above considerations, the proposal is considered fully compliant with all relevant national and local planning policies and therefore should be given approval.

7.2 The proposed building is considered subordinate and in keeping with the existing built form on the application site.

7.3 There are little public vantage points, and from those it will be seen in connection with existing buildings.

7.4 In light of the above considerations, the proposal is considered fully compliant with all relevant national and local planning policies and therefore should be given approval.