

Planning Statement

Land off Llwyn Einion Road
Rhosllanerchrugog
Wrexham
LL14 4ET

Construction of Agricultural Building for Machinery Storage

Mr Roberts

April 2025

Roger Parry & Partners LLP
www.rogerparry.net
planning@rogerparry.net
Tel: 01691 655334

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Author: Gwyn Humphreys BSc (Hons) AssocRTPI

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Roger Parry & Partners LLP
Mercian House
9 Darwin Court
Oxon Business Park
Shrewsbury
SY3 5AL

Tel: 01691 655334
01743 791336

gwyn@rogerparry.net

www.rogerparry.net

Ref: 80065

1.0 Introduction

1.1 This Planning Statement is prepared and submitted in support of an Agricultural Prior Notification, submitted under Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

1.2 The statement is designed to aid the Planning Officer in making their recommendation.

2.0 The Site

2.1 The application site comprises approximately 0.03 hectares of agricultural land located within a wider field parcel accessed directly off Llwyn Einion Road. The wider field parcel measures approximately 2.2 hectares in area and forms part of a wider agricultural holding measuring approximately 9.5 hectares in area.

2.2 The application site's approximate Eastings and Northings are:

E: 328877 N: 347797

2.3 The approximate What3Words address is:

///sweat.quibble.stockpile

3.0 The Proposal

3.1 Proposed is the construction of a steel portal framed agricultural building to be used for the storage of agricultural machinery used for the upkeep of the land. The building would measure approximately 24 metres in length and approximately 12 metres in width; with a resultant floor area of 298m2. It would have a maximum height of approximately 6.81 metres to the ridge.

3.2 The building would be of standard agricultural appearance; being finished with concrete lower walls and juniper green box profile cladding for the upper walls and roof.

4.0 Assessment

2.1 The proposal is assessed against the criteria contained within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales), as follows:

Would the development be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area?	No
It would consist of, or include, the erection, extension or alteration of a dwelling?	No
It would involve the provision of a building, structure or works not designed for agricultural purposes?	No
Would the ground area covered by any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or any building erected or extended or altered by virtue of Class A, exceed 465 square metres?	No
Is the building, structure or works within 3km of the perimeter of an aerodrome and over 3 metres in height?	No
Is any part of the building, structure or works over 12m in height?	No
Are any parts of the development within 25 metres of the metalled part of a trunk or classified road?	No
Would the building, structure or excavation used for the accommodation of livestock, of storage of slurry or sewage sludge be within 400m of the curtilage of a protected building?	No
Would the building/works be within 90 metres of another building, structure, works, plant, machinery, ponds, tanks constructed in the last 2 years, and would the combined ground area covered by the works exceed 465sq. meters?	No
Would the works involve the exporting of minerals from the holding or importing of waste material into the holding (other than for Class A works)?	No
Would the works involve excavation or engineering operations on or over article 1(6) land which are connected with fish farming?	No
Have any part of the works already started?	No

4.2 The proposed agricultural storage building is required for agricultural purposes in connection with the upkeep and improvement of the land. The land forms part of a wider agricultural holding with the CPH number: 56/061/0009, which extends to a total area of approximately 9.5 hectares. As such, the land forms part of an established agricultural unit and in-line with the above, the proposal benefits from permitted development rights. The principle of development in this location is therefore established and is not for question.

4.3 The proposed building will house agricultural machinery used in connection with the upkeep of the agricultural land. The building is of standard modern agricultural appearance, and is clearly designed for agricultural purposes.

4.4 The building has been sited sensitively within the application site; benefitting from the topography of the surrounding land and existing screening afforded to the site in the form of mature woodland. The existing mature trees surrounding the application site will afford significant levels of landscape screening to the proposed building, ensuring no views of it within the wider landscape will be available.

4.5 The proposed building has been appropriately designed – being of standard modern agricultural appearance and utilising 'Juniper Green' box profile cladding which is a muted environmental colour which will not cause any adverse impact upon the character of the area.

4.6 The Prior Notification is also accompanied by a detailed Preliminary Ecological Appraisal (PEA).

4.7 The submitted PEA confirms the development will impact a small area of poor-quality neutral grassland as well as an area of existing stone hardstanding. No adverse impacts upon habitats or protected species are identified or predicted, although the submitted report does include a Wildlife Sensitive Lighting Scheme and General Avoidance Measures to be implemented during the course of the development.

4.8 The development has been sited sufficiently far away from the nearby mature trees so as to avoid any impacts upon them and their root systems. It is confirmed that no tree removal will form part of the proposals on-site.

5.0 Conclusion

5.1 The development benefits from the permitted development rights as outlined within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

5.2 Furthermore, the development has been appropriately sited and designed so as to avoid any adverse impacts upon the visual amenities of the area and the host landscape. There would be no unacceptable impacts with regards ecology and trees. It is therefore respectfully requested that the Local Planning Authority confirm prior approval is not required for the development without delay.