

P/2024/0123 Pen Y Palmant Farm

The site lies outside the settlement limit and within a Green Barrier as set out in the Wrexham LDP where policies **SP2** and **SP6** refer and where the principle of development is generally considered unacceptable.

However, policy **EM4** provides an exception to this by permitting new employment development outside settlement limits subject to satisfying certain criteria. The most relevant to this application are the requirements a) to c) set out under criterion i. relating to the conversion of existing buildings.

Taking each in turn:

a) the building appears to be capable of being converted into 9 separate units without extensive alterations or re-building. This is presuming that the shell will remain intact with only minor works internally to divide the building and some minor works to infill existing openings on the north east elevation and the installation of shutters within openings on the south west elevation. The appearance of the building will generally remain unchanged without having any further impact upon the visual amenities of the area. It would be useful, for clarification purposes, for the proposed elevations to be clearly annotated setting out the works that will be carried out.

b) the proposed alterations would not result in an unacceptable impact upon any buildings of historical or architectural merit. The existing building is fairly modern in its appearance.

c) this one is not so clear. The information submitted with and in support of the application does not provide a clear picture about the current or proposed situation.

There are a number of questions that need answering and a few issues that need further clarification as follows:

1. Has the farming practice completely ceased, or will any part continue alongside the proposed employment use? If yes, are any buildings within the site curtilage, including those within the blue line going to be used for agricultural purposes and will there be a need to erect further agricultural buildings?

2. The submitted block plan shows buildings within and adjoining the site curtilage as outlined in blue, but there are no details about what these are used for and whether they are continued to be used. A clearer block plan, appropriately annotated, needs to be provided clearly setting out what the other buildings are used for and what they will continue to be used for. The building directly to the south, identified as GMN Refrigeration – what is this used for and what is or was the relationship to Pen Y Palmant Farm?, The building to the north east, presumably will continue to be used as a dwelling, but what about the buildings immediately to the north, are they to be retained for agricultural purposes?

3. The proposed floor plans appear to show other areas that are separate from the proposed 9 units including a garage, office and old dairy. What are they going to be

used as? Will these be rented out separately too? Or will they be incorporated into the separate units?

4. The information relating to traffic levels seems to suggest that the existing farming practice will cease altogether, but this is not clear. Also access seems to be shared with the building to the south (GM Refrigeration). How do the traffic generating figures account for the traffic from this building? To show a clear and true comparison, these figures need to clearly demonstrate the differences between the movements from the site as a whole for the previous use (including the buildings within the blue line) and what they will be like for the whole site (including the buildings within the blue line) following conversion to employment.

In terms of policy **DM1**, I would be concerned that the proposed B2 use which is for general industrial use could potentially result in practices that are harmful to the amenities of nearby residential uses. Throughout the supporting information, reference is made to storage and light industry, which would be more appropriate within this locality and it would be worth considering a change in the proposal to B1 and B8 uses subject to sufficient information being submitted to address the queries above.

There is potential for this change of use to be considered acceptable subject to a clearer picture being provided about the farming practice, whether it will continue to operate and at what scale, the use of the other buildings and clarification about the previous and proposed traffic generation

North East



South East



North West

