

Peter
Richards
& Co.

DESIGN & ACCESS STATEMENT

AND PLANNING REPORT

**PROPOSED GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING
AT OLD HALL, PENLEY, WREXHAM, CLWD, LL13 0LU**



OVERVIEW

DETAILS

APPLICANT

[REDACTED]

DATE

September 2023

SITE

Old Hall, Penley, Wrexham, Clwyd LL13 0LU

PROJECT

General Purpose Agricultural Store.

PREPARED BY

Charlotte Mason Graduate Surveyor at Peter Richards &
Company

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I. INTRODUCTION

PURPOSE OF THIS STATEMENT

Peter Richards and Co. have been instructed by [REDACTED] of Old Hall, Penley to seek permission for the development of a general agricultural store, to assist with the agricultural practices at Old Hall, principally the storage of hay.

This statement provides background information on the applicant's proposal, and how the proposal is in accordance with relevant planning policies. This document should be read in conjunction with the detailed plans prepared which illustrate the location, scale and appearance of the development.

BACKGROUND & JUSTIFICATION

The applicant's holding based at Old Hall, Penley extends to 500 acres, which is principally managed grass land with 30 acres of haylage.

The applicant runs a successful agricultural business producing hay / haylage. In order to improve efficiency and reduce / remove the use of plastic wrap, the intention to grow hay and thus the subject building is pivotal to allow dry storage for perishable hay.

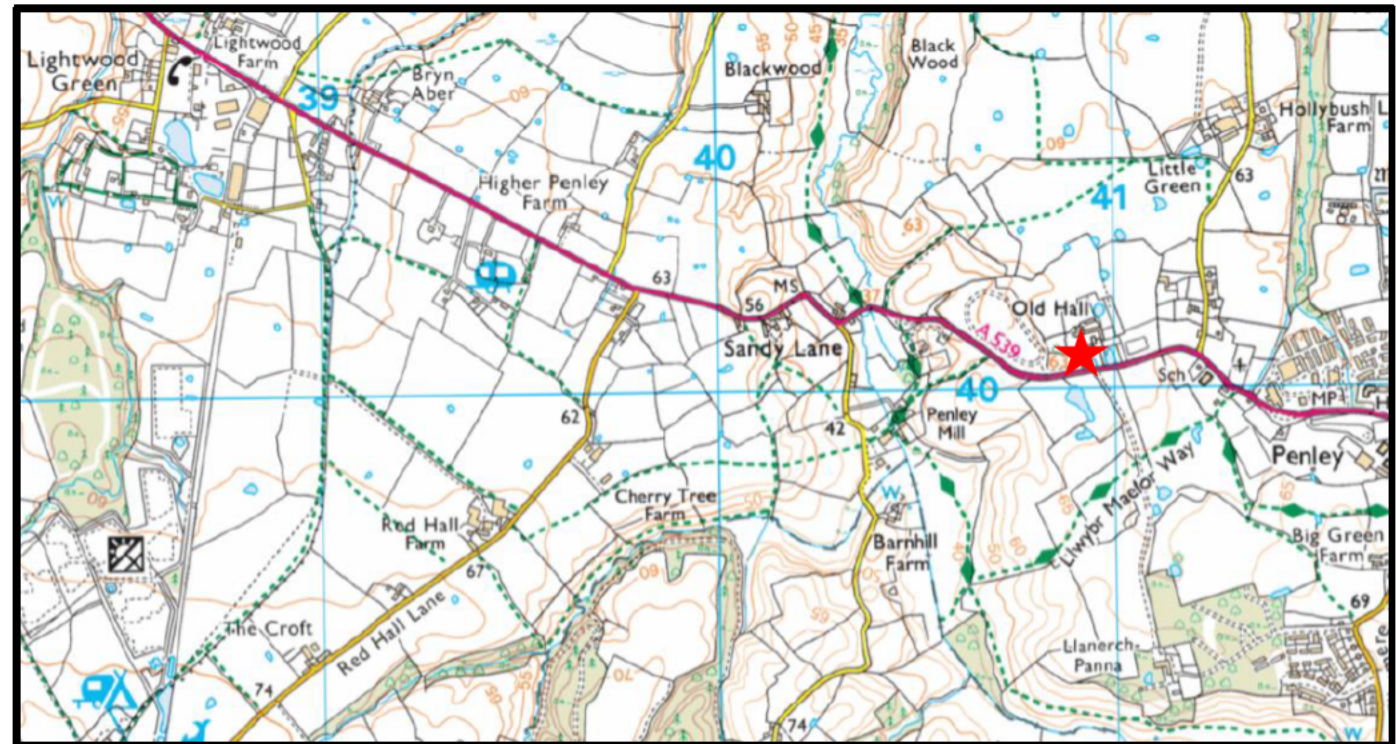
When not used for storage of hay the building will be used to house machinery used in the production of hay.

The proposed building has been carefully sited and will improve efficiency of the farm and greatly reduce the amount of plastic used, a further environmental advantage would be the proposed provision of solar panels on the roof.

2.THE SITE & CONTEXT

SITE LOCATION

Old Hall is located west of Penley, off the A539 connecting Penley to Lightwood Green.



3.THE PROPOSED DEVELOPMENT

THE PROPOSED BUILDING

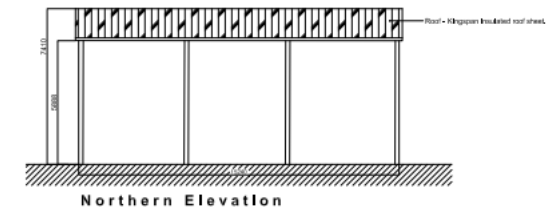
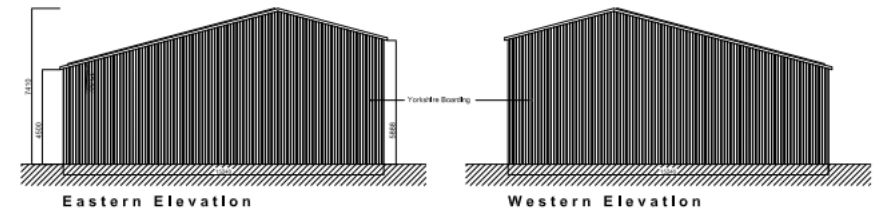
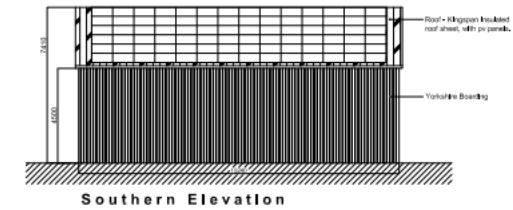
This application seek permission for a general agricultural store at Old House, which is proposed to have solar panels on the south facing roof and will be cladded on three sides.

The building dimensions are;

- 15.24m long
- 15.24m wide
- 4.5m to the eaves
- 7.4m to the ridge

The proposed materials are;

- Side Cladding - Timber spaced boarding (Yorkshire Boarding)
- Roof – Kingspan insulated roof sheets, with PVC Panels.



4. PLANNING POLICY CONTEXT

CONTEXT

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that: “Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be determined in accordance with the plan, unless material considerations indicate otherwise”

LOCAL PLAN

The Development Plan for the application site, which is located in Wrexham County Councils jurisdiction, incorporates two key documents; 1) *Core Strategy DPD* - adopted 24th February 2011 and 2) *Site Allocations and Management of Development Plan* - adopted 17th December 2015.

OTHER GUIDANCE

Other material considerations would include the Government’s *National Planning Policy Framework* (NPPF) and *Planning Practice Guidance*, along with the Council’s Supplementary Planning Documents.

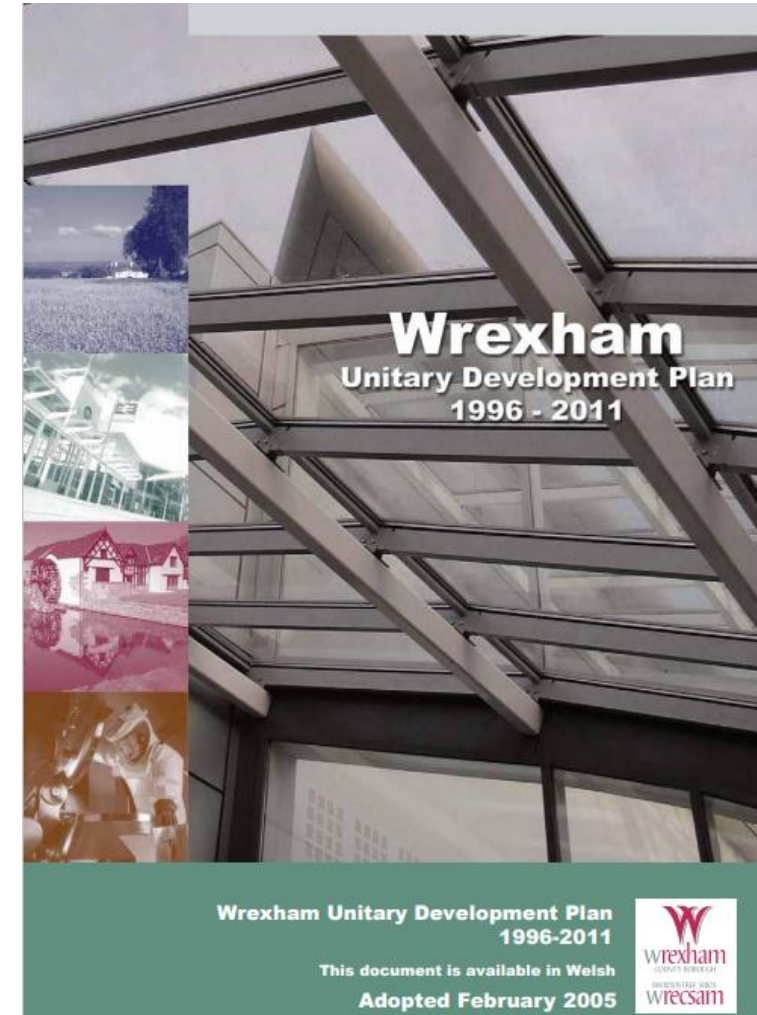
5. PLANNING APPRAISAL

PLANNING APPRAISAL

The key and relevant policies formed in Wrexham County Council Unitary Development Plan adopted in March 2005 are;

GDP1 'All New Development' | States that new development should accord with the character of the site and makes a positive contribution to the appearance of the nearby locality.

Policy EC3 'Agricultural Buildings' | States that new agricultural buildings must not be materially detrimental in terms of their impact on the environment of surrounding landscapes. A proposed agricultural building should form part of an existing farm complex and take advantage of the existing topography and other landscaping for screening.



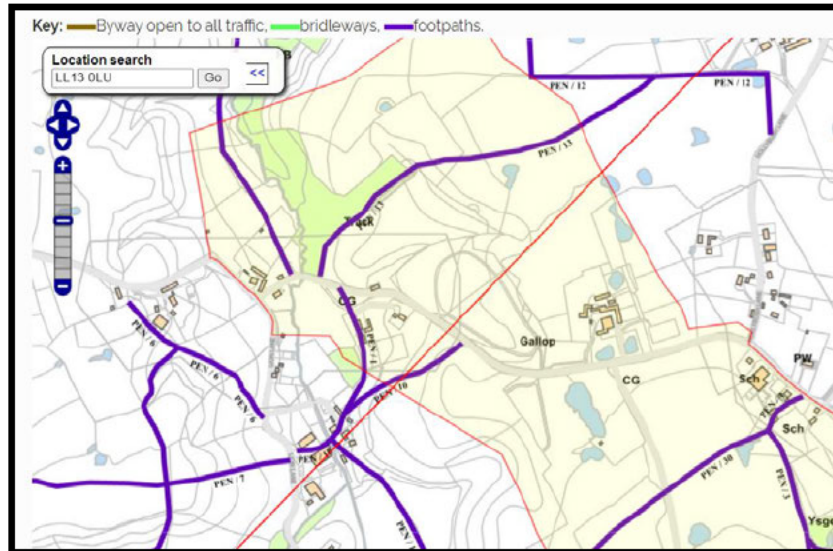
6. MATERIAL CONSIDERATIONS

ACCESS

The proposal will not intensify the use of the farm and therefore cause no alterations to the existing access.

PUBLIC RIGHTS OF WAY

The plan below confirms that the public right of way does not cross the farmyard where the proposed building is to be located.

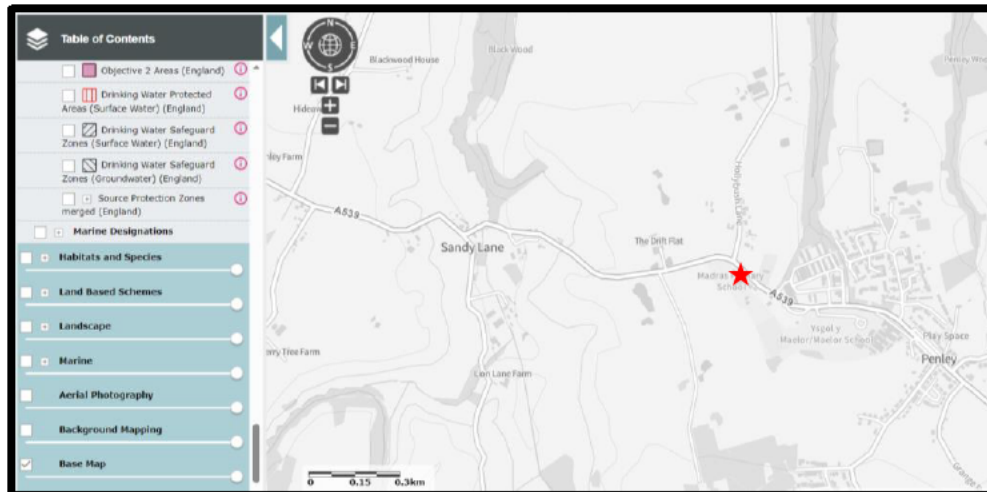


6. MATERIAL CONSIDERATIONS

BIODIVERSITY

The magic map below confirms that there are no statutory designations within 1km. It is acknowledged there are some ponds within 250m (the nearest 14m east).

As all the works are to be undertaken on an existing area of hardstanding within the main farmyard it is understood that the proposal will not have a negative effect on any ecological matters at the site. However, works will be undertaken in line with a suitable and robust method statement summarised on the right;



WORKING METHOD STATEMENT

Pre-Construction

- The site will be managed prior to works commencing, reducing the potential for newts to cross the land and reduce the potential for the terrestrial features to improve. Vegetation surrounding the site will be kept short (<10cm) to ensure there is no shelter for great crested newts on the site.

Site Setup

- All equipment and associated materials will be located on firm compacted ground, preferably a stone or concrete base.
- Contractors are advised not to handle newts at any time.

Construction Phase

- The site foreman will be responsible for ensuring all contractors are aware of the potential to find newts, and that they are familiar with the appearance of newts. If in doubt the ecologist will be contacted.
- All groundwork will be conducted during daylight hours as newts are least likely to move during this time.
- Any heavy machinery will be stored on hardstanding within the existing farm to avoid areas of refugia being created.
- Stored materials will be raised on pallets to reduce the potential for them being temporary resting places and reducing the potential for damage or destruction of individual newts.
- All waste will be placed straight into skips
- If a newt is found, then work will stop immediately, and an ecologist contacted for advice.
- Great crested newts will not be handled or moved without express permission from Natural England as this would constitute an offence.

7. SITE PHOTOS



8. CONCLUSION

The proposed building will afford tangible benefit to the applicants farming business and reflect an environmentally responsible attitude, allowing a reduction in the use of plastic and provision of renewable solar panels.

This statement, alongside plans, demonstrates that the development is policy compliant and will have no adverse impact upon the local surrounds.

As such, it is considered that the proposal can be considered favourably.

PETER RICHARDS & CO. PROPERTY CONSULTING

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