

Application for prior approval for agricultural machinery shed

1.0 - Introduction

The following document outlines our plans to erect a 60ft x 30ft x 14ft (9.144m x 20.288m x 4.26m) agricultural machinery shed for use as part of our agricultural holding 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

Please see Appendix 1 attached showing site location at a scale of 1:1250 from Ordinance Survey map

Proposed site grid reference: 52.940425, -3.025636

Entrance gate grid reference: 52.940600, -3.025561

2.0 - Site Plan

2.1 - Classification of Lane

Please see appendix 2 attached for **USRN** 46900244.

3.0 - Description of proposed building

The proposed structure is a 30 ft x 60 ft x 14 ft (height to eaves) agricultural machinery storage shed. The shed is going to be made from a steel frame in 3 x 20ft bays with a pitched roof at 15° degrees. The roof is going to be made from fibre cement corrugated sheets with a total of 6 skylights to allow for natural lighting. The sides are to be clad at full height in dark green box profile to blend in with the existing sheds on the farm and general countryside. The proposed shed DOES NOT require Electrical or water connection as it is to be used for storing agricultural machinery only.

3.1 - Why is it needed for the the farming business?

We are very limited on space at the farm with the majority of the sheds allocated to storage of livestock or fodder and straw. Nearly all of our machinery has to be stored outside in the elements which increases wear and tear of the machinery, exposes it to higher risk of being stolen or vandalised and generally gets in the way of day to day operations and valuable yard space.

3.2 - What is it going to be used for?

The proposed shed is going to be used for storing agricultural equipment. Namely; tractors, stock trailers, bale trailers, digger, attachments such as fertiliser spreaders, mounted sprayer and post knocker.

3.3 - Why have we chosen that location for the proposed shed? - (See appendix 3 for images)

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 shed. We currently already used it to store some of the farm equipment due to the limited space we have. 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 proposed site is also visible from the farm house and is near our agricultural workers cottage which is the best location for security purposes especially when it is going to be storing high value farm equipment. The nearest property is over 100 meters away from the proposed site and faces

the other way, they also have trees on the boundary of their property which completely obscures the view of the shed so there is no visual impact.

The proposed shed is to be located 2.5 meters from the existing hedge and a total of 4m from the lane. The unique street reference number (**USRN**) for the land is **46900244**, this shows the road is designated as 'Unclassified as it is Neither M, A, B or C', this allows us to be within 25 meters of the roadway (**Please see appendix 2 attached**). We have chosen to situate the building 2.5m off the hedge line for the following reasons; good access for maintenance of the shed and during its building, access to trim the hedge every year and to allow for the hedge to grow as it always has and not be obstructed by the building.

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

3.4 - Why does the shed need to be that size?

30ft x 60ft x 14ft is what we deem appropriate to store the machinery. An eaves height of 14ft is required due to height of the hedge cutter when attached to the tractor being 13ft. Please see the table below outlining the area of some of the machinery we intend to store:

ITEM	Length (ft)	Width (ft)	Area (ft ²)
Bale Trailer	36	9	324
Bale Trailer	24	9	216
Flat Bed Trailer	21	8	168
Stock Trailer	14	8	112
General Trailer	22	9	198
John Deere Tractor	15	8.5	127.5
McCormick Tractor	16	8.5	136
Kubota Digger	16	9	144
Fertiliser Spreader	7	9	63
Total Area			1488.5
15% Extra for ease of use			223.275
Total Area Required (ft ²)			1711.775
Proposed Shed Area	60	30	1800

4.0 - Proposed Elevations for the Shed

Please see appendix 4 attached

5.0 - Summary

We believe the proposed plans for a agricultural machinery shed 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 very much needed in the farm business to free up valuable yard space as well as ensure machinery is kept in better condition and in a secure building.

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

Kind Regards,