
Justification Statement

Change of use of existing building from
agriculture to commercial use B1/B8
(Micro Brewery) all associated works
(retrospective)

Old Farm
Bowling Bank
Wrexham
LL13 9RT

Mr R Williams

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1.0 The Proposal

The proposal is for the change of use of existing agricultural building to be used for commercial (B1/B8 Mirco Brewery) on land at Old Farm, Bowling Bank.

The agricultural building is a steal frame building with box profile sheeting in juniper green, the building forms part of the existing farm stead and fits in within the surrounding farming landscape. Proposed elevation drawings form part of this application, the clients intention is to keep the building with an agricultural design to ensure there will be no detrimental effect of the surrounding landscape.

The former use of the building formed park of the successful dairy enterprise and was previously used for youngstock rearing. Old Farm is set in 63 acres.

The clients wish to change the use and utilise the former agricultural building rather than proposing new commercial building at Old Farm. There is adequate access and parking areas to serve the business format.

The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

Wrexham council planning policy E5 supports the conversion of suitably located buildings for small scale economic development/employment generating use.

2.0 Assessments of Impacts on Environmental Quality and Existing Residential Amenity.

2.1 The Site



Old Farm, Bowling Bank

The site is accessed off the B5130 and surrounded by established farms and businesses and within close proximity to Wrexham Industrial estate.

2.2 Ecology

The change of use of the building will have no effect on the site's ecology. The building was previously used to store machinery and produce and prior to that hosing livestock therefore would not be suited to nesting birds or bats. The surrounding area is all hard standing and grassland will not be affected by the proposal.



2.3 Noise

In consideration of the planning application it is predicted that there would be no significant increase in noise emissions over and above the noise emissions from existing agricultural operations.

2.4 Highway

Old Farm was previously an established dairy and youngstock enterprise therefore traffic movements associated with farming activities would be of high volume. The proposed change of use would be significantly less.

The farming holding now trades as a beef rearing unit on a smaller scale to the previous dairy unit. The beef rearing unit eliminates the need for daily milk collections.

Old Farm is accessed off a lane off the B5130 with visibility in both directions and several passing places in each direction.

Below are existing and proposed traffic movements:

Dairy Enterprise

6am-8pm

Movement	Vehicle Type	No of Movements
Milk Collection	HGV	Daily
AI	4x4	Daily
Feed Delivery	Artic	Weekly
Dairy Chemicals	Van	Weekly
Seed/Maze Delivery	Artic	Seasonal
Fallen Stock Collection	HGV	Monthly
Cattle Delivery	Artic	Weekly

Cattle Collection	Artic	Weekly
Straw Delivery	Artic	Weekly
Bedding Delivery	HGV	Every 3 weeks
Vet	4x4	Every two weeks
Diesel Delivery	HGV	Monthly
Staff	Car	Daily

Old Farm

Micro Brewery Use – 3 no staff

7am Staff Arrive	Car	3no
5pm Staff leave	Car	5no
1x per week	Van	1no

Existing/On going agricultural movements

6am-8pm

Movement	Vehicle Type	No of Movements
Feed Delivery	Artic	Weekly
Dairy Chemicals	Van	Weekly
Seed/Maze Delivery	Artic	Seasonal
Fallen Stock Collection	HGV	Monthly
Cattle Delivery	Artic	Weekly
Cattle Collection	Artic	Weekly
Straw Delivery	Artic	Weekly
Bedding Delivery	HGV	Every 3 weeks
Vet	4x4	Every two weeks
Diesel Delivery	HGV	Monthly
Staff	Car	Daily

- a) the proposal accords with Policy GDP1; and
- b) the building is structurally sound and capable of conversion without extensive rebuilding tantamount to the erection of a new building; and
- c) any inherent characteristics of merit in the building are retained; and d) the building and resulting curtilage does not constitute an undesirable intrusion into the landscape, create access problems, nor require the provision of services at public cost

The proposal meeting policy E5

Small Farm-Based or Related Employment Operations

Policy E6

Small on-farm operations such as food processing and packing, together with services to other farms, such as workshop facilities and equipment hire and maintenance, should be located within existing farm buildings. Where it can be shown that no suitable buildings are available for such operations, the erection of a new building will be permitted, provided that:-

- a) the building adjoins, and forms a logical extension to the existing farm complex;
- b) the building will not result in a detrimental intrusion in the landscape;
- c) the building does not exceed 300 square metres in area.

4.0 Conclusion

The proposal is for the change of use of existing agricultural building to be used for commercial use B1/B8 (Mirco Brewery) on land at Old Farm, Bowling Bank.

The proposed building will have no impact on the sites ecology and will be an improvement on the sites previous highway movements. There are no toilets located within the building, porta loos are located on site and foul waste is disposed of lawfully.

The building will be used for the relocation of the existing rural business.

It is considered that the proposed development is acceptable in its design, scale and use and it will not have a detrimental impact on the character and appearance of the surrounding area. Therefore, the proposal is in accordance with policies E5 and E6.

The proposed change of use is a diversification of an existing farm enterprise while involving the relocation of a rural business. The proposal seeks to reuse an existing agricultural building. The business brings economic benefits to the local area through direct employment.

The proposal seeks to change the use of an existing former agricultural building and relocation of an existing rural business. From the information provided it is judged that the proposal is a small scale business which will bring some sustainable benefits both environmentally and economically. The proposal would not generate unacceptable levels of traffic and include sufficient parking and manoeuvring space. On balance it is therefore considered that the proposed use in this case is acceptable as part departure to development plan policy and would not be of detriment to the rural character of the local area. It is therefore recommended that planning permission is granted.