
Justification Statement

**Carrag Y Franc
Bangor Road
Overton
Wrexham
LL13 0HL**

Erection of slurry store and all associated works

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1.0 The Proposal

The proposal is a development that will provide a modern slurry tower land at Carreg Y Franc, Bangor Road, Wrexham.

The application site sits to the South East of the main farmstead with existing large farm buildings to the East. Planting doesn't form part of this application however the client are willing to work with the authority to ensure the proposed building are screened.

The proposed tower will be 25.73dia and 6.06m high. The proposed materials to be used are metal wall panels.

The proposed building will be located in a developed area with large agricultural buildings sitting to the West and therefore is compatible with the surrounding area.

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

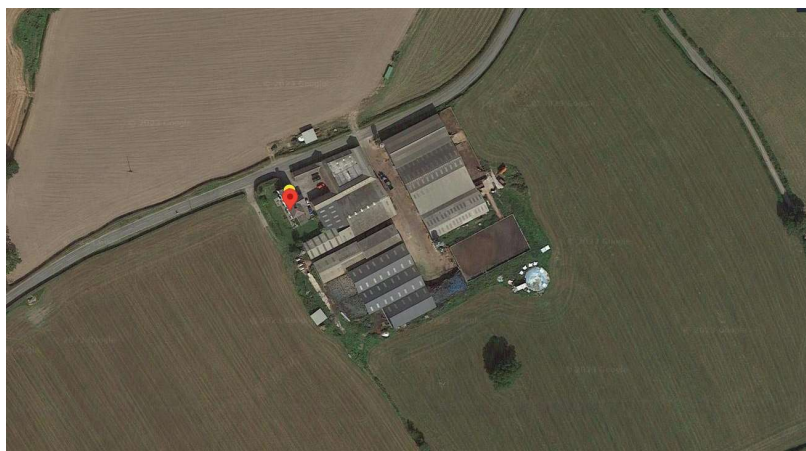
The Objective

The aim of slurry storage is to improve water quality and help mitigate climate change by ensuring sufficient slurry capacity is available on a farm for the equivalent livestock units. The additional storage will allow the plant nutrients within the slurry to be used more efficiently and reduce the needs for inorganic fertilisers, thereby reducing greenhouse gas emissions and the potential for the leaching of nutrients to the water.

The proposal will not result in the increase of livestock.

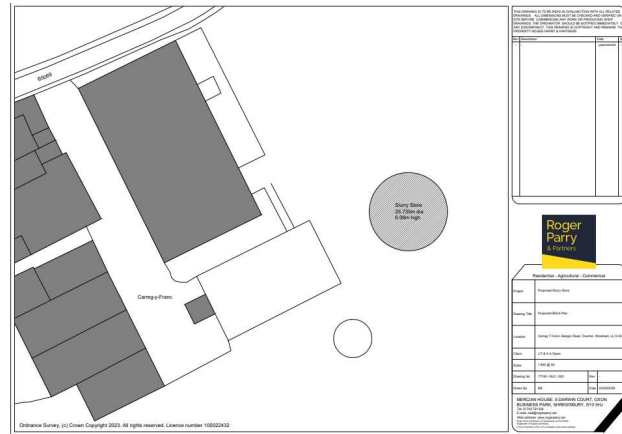
2.0 Assessment of the proposal

2.1 The Site



The proposed slurry store will not stand out in the surrounding landscape as it will be located adjacent to the large farming complex, therefore the proposal will not have any adverse effect on the site or surrounding area.

Carrag Y Franc comprises of agricultural land building, the land is mainly used for arable and grazing. The proposed tower is essential for the continuing and susses of the farming enterprise.



2.2 Ecology

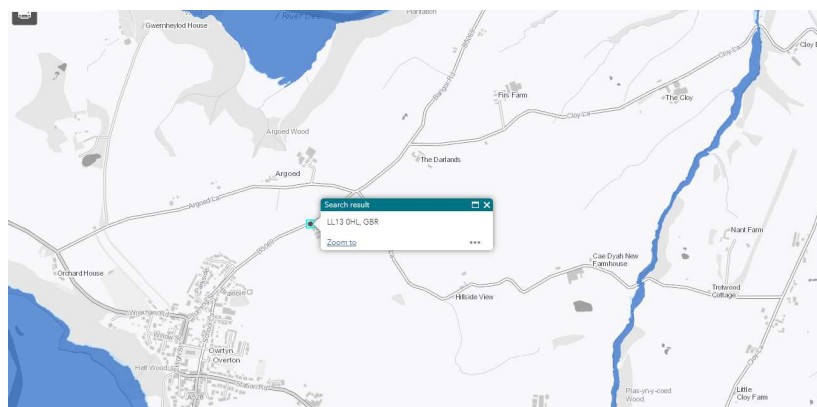
The proposed slurry tower will have no detrimental effect on the wildlife or the surrounding ecology as the area is already a highly intensive agricultural piece of land which is used to access existing buildings by large machinery.

2.3 Highways

The proposal will have no impact on the highways as the site will be accessed by an existing access and used by the applicants. There will be no increased traffic to the site if the proposal is granted.

2.4 Flooding

The site is located outside of any flooding identified on NRW's flood risk assessment map.



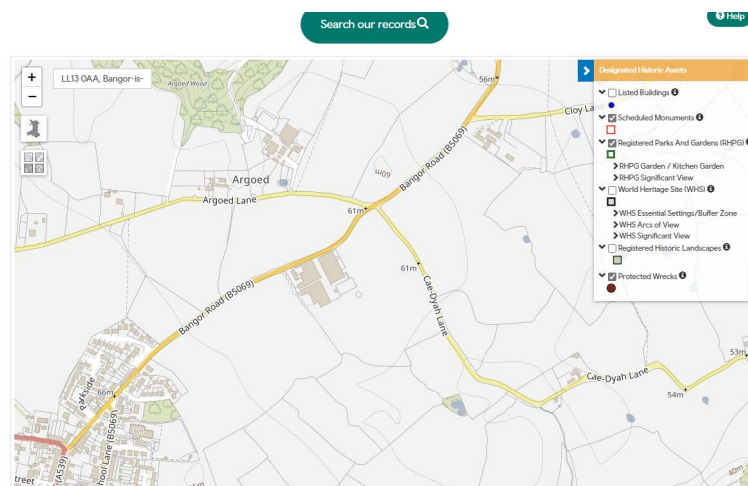
2.5 Footpath

There are no public rights of way within close proximity of the proposed site.



2.6 Cultural Heritage Assessment

There are no listed building within close proximity to the proposed site.



3.0 Policy Context

Wrexham UDP 1996-2011

Policy EC3 – Agricultural Buildings

The construction of new agricultural buildings will be permitted unless the development is materially detrimental in terms of its impact on the environment or surrounding landscape. The development should form part of an existing farm complex and take advantage of topography and other landscape features for screening. Isolated buildings will only be

permitted in exceptional circumstances where there is an essential agricultural need, and no reasonable alternative location for the development.

The proposal will be located on an existing large farmstead at Carreg Y Franc. The proposal building will sit South East of the existing large farm buildings enabling it to blend in with existing large buildings on the existing farm. The proposal will not be isolated and will be located on land that is already used by large farm machinery.

5.4 The Council is aware of the need for continuing investment in modern farm buildings, slurry stores and equipment. Farm businesses need to change and grow in response to market forces and legislation if they are to survive. Problems can arise due to proposals which are unusually large or in sensitive locations. Where this is the case then planning conditions may be necessary to lessen the impact, although consideration will be given to functional requirements and cost implications. The farm complex is defined as the curtilage of the usable farm buildings usually centred around the farmhouse.

The proposed slurry store is essential for the continuation of running a successful farming enterprise at Carreg y Franc.

Policy GDP1 All new development should:

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

The proposal has been designed to allow a good flow of the farming complex, the materials proposed will match existing farm buildings at Carreg y Franc and the slurry store will be a betterment on the site to ensure they are up to date with the latest regulations.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

The proposal will have no effect of surrounding properties or public /private spaces.

c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.

The proposal will be sited to the South East of the existing farm complex and will be positioned on an area of the farm that is already used as part of the farming enterprise.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

The proposal will be accessed via an existing established access.

e) Ensure that built development is located where it has convenient access to public transport facilities, and is well related to pedestrian and cycle routes wherever possible.

Farm vehicles will have access to the site and the slurry tower proposal will not effect any vehicle movements within the site.

f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

The proposal will be used for the storage slurry and will result in a betterment to the existing site.

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.

There are no public services on the site

h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

Due to the intensive agricultural use of the land, the ecological and biodiversity benefit of this ground would be minimal.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.

The site is not located in a flood area and the proposed buildings will not increase the risk of flooding.

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.

The majority of staff on the existing farm are local to the Wrexham area.

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

The existing farm already employ local staff and the proposal will ensure they farm continues to run successfully allowing the clients to keep employment on the site.

The policy framework for the consideration of agricultural buildings is set out in TAN6 – Planning for Sustainable Rural Communities. Section 6.1.1 states “the Welsh Assembly Government’s objective is a sustainable and profitable future for farming families and businesses through the production and processing of farm products while safeguarding the environment, animal health and welfare, adapting to climate change and mitigating its

impacts, while contributing to the vitality and prosperity of our rural communities. The planning system can play an important part in supporting the future sustainability of agriculture.”

3.0 Conclusion

The proposed slurry tower would provide essential slurry storage which is required to fulfil the functional need of Carreg y Franc.

The proposal is of an agricultural nature in appearance and would sit close to existing buildings. It is considered that any visual impact would be minimal in this context as seen from both the main road and wider landscape.

There will be no impact on the site’s ecology, footpaths, listed buildings, highways or flood risk.

The proposal will not result in the increase of livestock on the farm.

It is therefore considered the proposal is compliant with national and local planning policies, we therefore politely request the application be approved.