

Sarah Hill

From: Matthew Phillips
Sent: 11 January 2023 12:01
To: Sarah Hill
Subject: RE: P/2020/0011 - Black Rock Farm

Sarah,

I am aware of the site but not had any detailed involvement previously.

I have had a quick look at their appraisal and it is a long way short of what TAN6 requires.

It might be worth seeing if they attempted to make a function justification case in 2016 and how the current submission differs.

Given the high level of automation, I am not sure they have really made the functional case. I can understand there is the 'what if' scenario if the systems fail, but this site could be remotely monitored. They haven't really explained what might happen if there was a failure, how quickly this would need to be rectified and what steps would need to be taken to do so and why those steps require someone on site. However the counter argument is that if the systems are that critical there should be some back up/fail safe.

I dealt with a large poultry unit (P/2017/0799). That has been operational a few years but there isn't a dwelling on site, suggesting these facilities can be successfully managed remotely.

They haven't done a time test.

In terms of financial test, what they have submitted falls a long way short. We need a detailed financial appraisal of the business for each of the year it has operated. TAN6 para 4.4.1(c) says the enterprise must have been established for at least 3 years and profitable for at least one. Para 4.10.1 goes further and suggests the enterprise should be financially sound and good prospects of remaining so for at least 5 years. The following para also set out some detailed information required to assess the viability of the business but also that it is likely to be able to sustain the costs of the dwelling. None of this has been provided. When their initial appraisal was done the business hasn't been operating long enough to have data for 3 years.

They haven't met the other dwelling test. There doesn't appear to have been any assessment of why a dwelling elsewhere wouldn't allow them to be on site relatively quickly if necessary. I don't think it is unreasonable to consider somewhere within 2-3 miles of the site to meet their needs, that has been the general distance Inspectors have referred to in the some past appeals.

Overall unless the submitted a far more detailed and extensive appraisal I'd be minded to refuse this on the grounds of failing to meet H5 and TAN6.

Matthew Phillips

Pennaeth Dros Dro'r Gwasanaeth Polisi Cynllunio/Interim Head of Service Planning Policy
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From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Sent: 09 January 2023 13:17

To: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Subject: P/2020/0011 - Black Rock Farm

Hi Matthew,

Please can you tell me if you have any knowledge of this site/application? Did Simon ever speak to you about the functional/financial tests for a dwelling? I'm aware that temporary accommodation was approved at appeal for a 6yr period but at the time the Inspector did say that there was no functional justification for a dwelling.

Regards

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer

Economi a Chynllunio/Economy and Planning

Oriau gwaith/Working hours:

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