

DESIGN AND ACCESS STATEMENT
Full Retrospective Planning Application submission to
Wrexham Borough County Council for the Erection of a Single
Detached Orchard Store on agricultural land adjacent to
Erwallo Uchaf, Dolywern, Pontfadog, LL20 7AG



August 2022 Revision A (October 2022)

Design and Planning Associates Ltd
Salop House
13 Salop Road
Oswestry
Shropshire
SY11 2NR
Tel:01691 659595

Instruction:

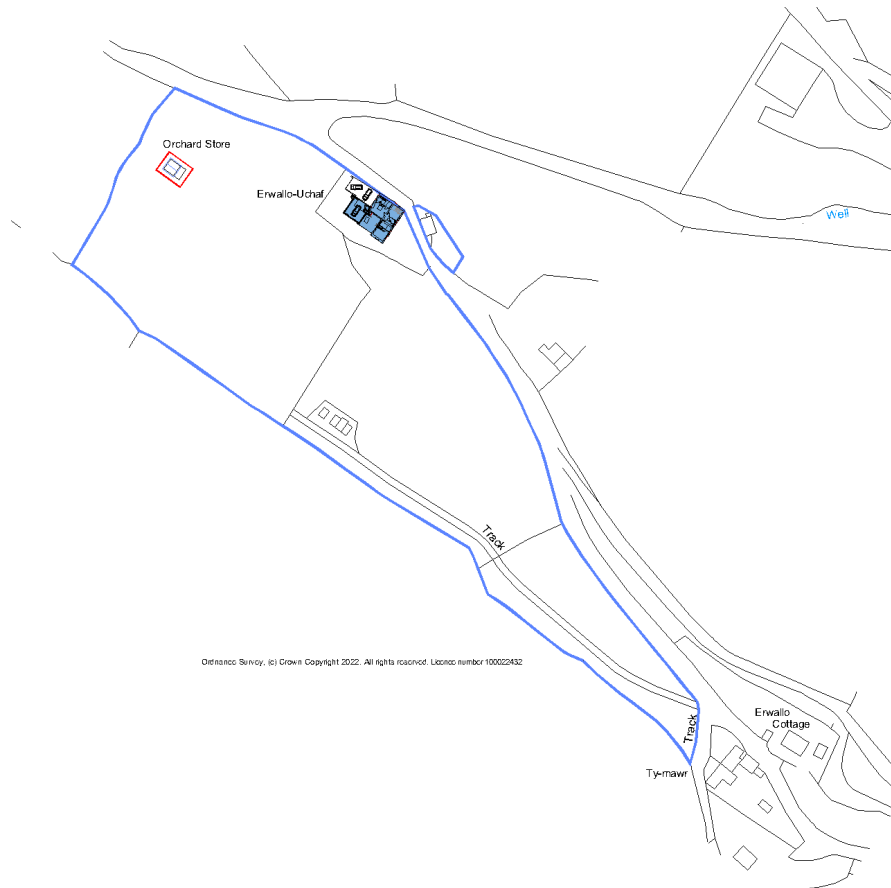
We have been instructed by our client, Mr Jim Ashworth, to prepare and submit a full planning application to Wrexham Borough County Council for the proposals noted within this design and access statement.

Location/Description:

The site is in a rural location near Dolywern, LL20 7AG

Coordinates: Latitude: 52.93149, Longitude: -3.16420

The extent of the property in which the planning application relates is defined with a red line on the site plan below.



Location plan – not to scale

Site and Building Description

The proposed site is on agricultural land.

The land has been levelled for the storage building. Majority of the land is sloped and is south facing. The storage building is already constructed and lies west of the residential property of Erwallo Uchaf. The application area is approx. 80sqm

The Orchard store is a simple wooden shed, clad in local Douglas Fir.

It has no concrete slab, hardstanding, or foundation. It is freestanding on 6 pieces of sandstone.

It has no plumbing or other services attached.

Mains electricity when needed can be supplied via an extension cable.



View of the store from the opposite side of the valley



East elevation – the land is steeply sloped



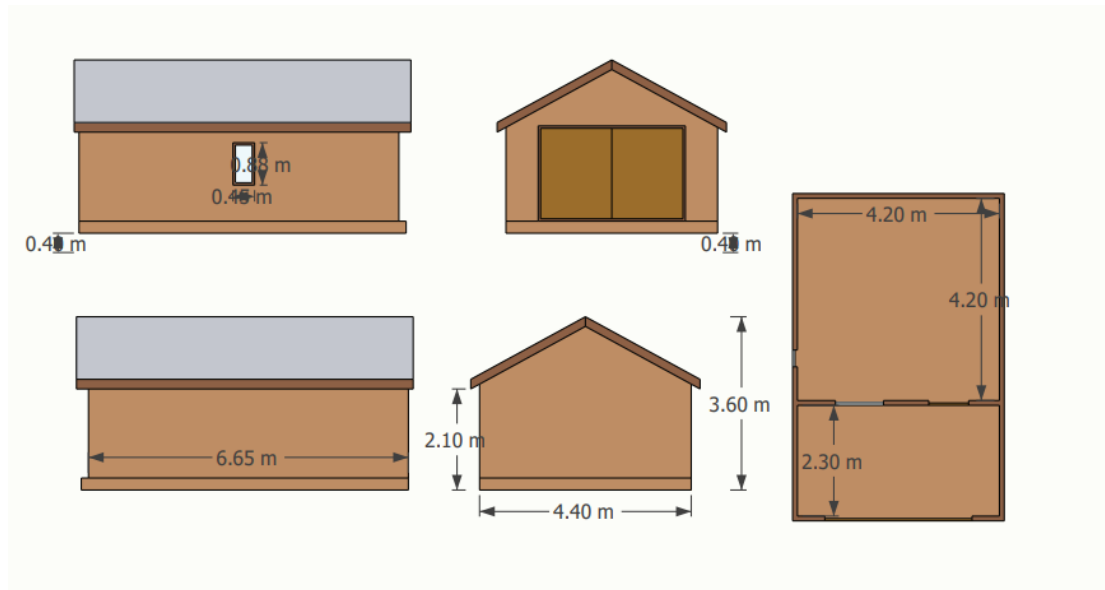
West Elevation



Close-up entrance side view



Close up entrance/side view – noted the wildflowers and natural vegetation.



Plan and elevation with dimensions of the proposal

Client's Background & Enhancement Plan including Storage Building Content

Information

The property, Erwallo Uchaf was bought in 2015 to renovate and live in with my family.

The property came with slightly over 4 acres of land.

We immediately began the process of planting up an orchard and rewilding large areas of the field.

The house has taken far longer to do than we expected, we were slowed down by Covid and before that a very severe illness that took us away for a full year.

We are now making fast progress and should be in within 12 months.

Once the house is complete, we will live there and manage the rewilding project and the rural enterprise project of the orchard.

We plan to sell the fruit but also fruit product such as jams, juices and ciders etc.

It will also be beneficial for our small holiday let to provide these things to our guests.

We also intend to grow and sell saplings so that others can undertake their own projects, we have been growing saplings from seeds for decades but now with room we will be able to do it on a much larger scale.

In addition to fruit and nut saplings we also have a Wollemi Pine tree, a critically endangered tree and one of the rarest on earth with only around 100 specimens remaining in the wild.

In a few years, once mature enough we intend to propagate more Wolemmi saplings from cuttings to sell to continue the survival of this special species.

We have by no means finished planting and rewilding, we have probably rewilded and turned to orchard almost half of the 4 acres and are continuing with the rest.

It is vital that we have this store to allow us to continue the process and manage what we have.

The Orchard as a commercial enterprise will initially be small but will grow over time but it will also support our rental giving added value to our guests and opportunities to buy produce (Jams, juices, ciders etc) for themselves and as gifts.

Orchard store to house agricultural equipment for maintaining the orchard and rewilding the rest of the 4 acre field, an indoor workspace, storing materials and produce.

We already have lots of mature nut trees and a substantial, well established orchard which we recently have expanded. In addition to this we have planted well over a hundred native broadleaf trees and large areas of wildflowers.

The store is clad in local Douglas Fir grown 2 miles away.

Wooden cladding is historically used in the immediate area as in these examples.



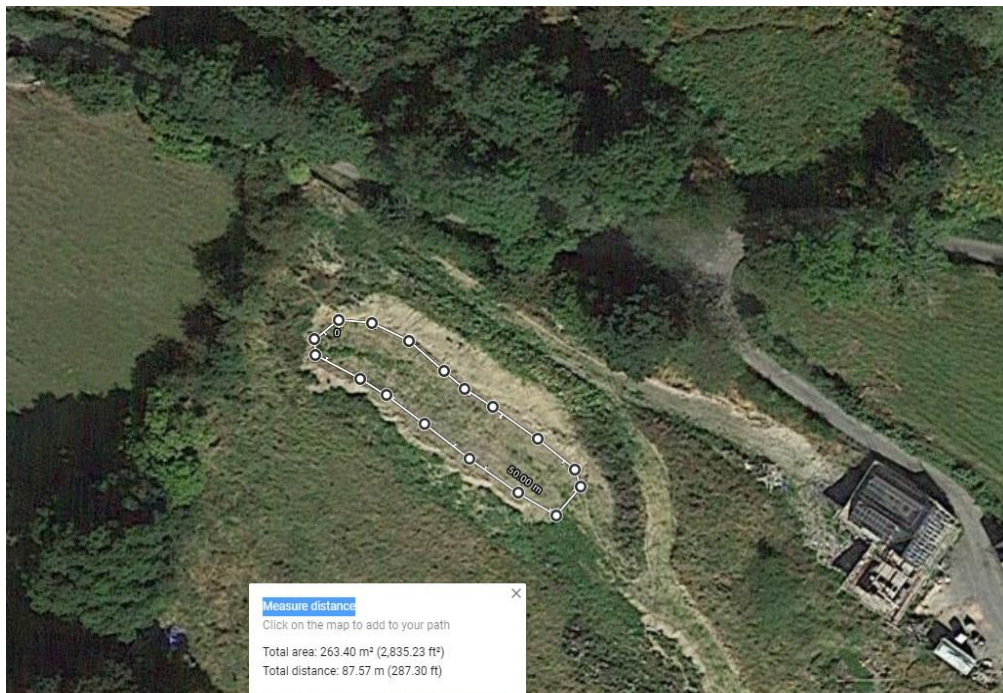
Durability –

Douglas fir is relatively durable, inherently resilient to fungal decay and other quality-decreasing factors. With life expectancy of well over 35 years, Douglas fir is regarded as a generally hardwearing species

<https://www.timbercladdingsolutions.co.uk/douglas-fir-timber-cladding-a-beginners-guide/>

This is the level area where the new orchard is sited, it is 8m x 30m at its largest points

It is the only flat area in the field large enough to accommodate a usable store.



With regard to level area,

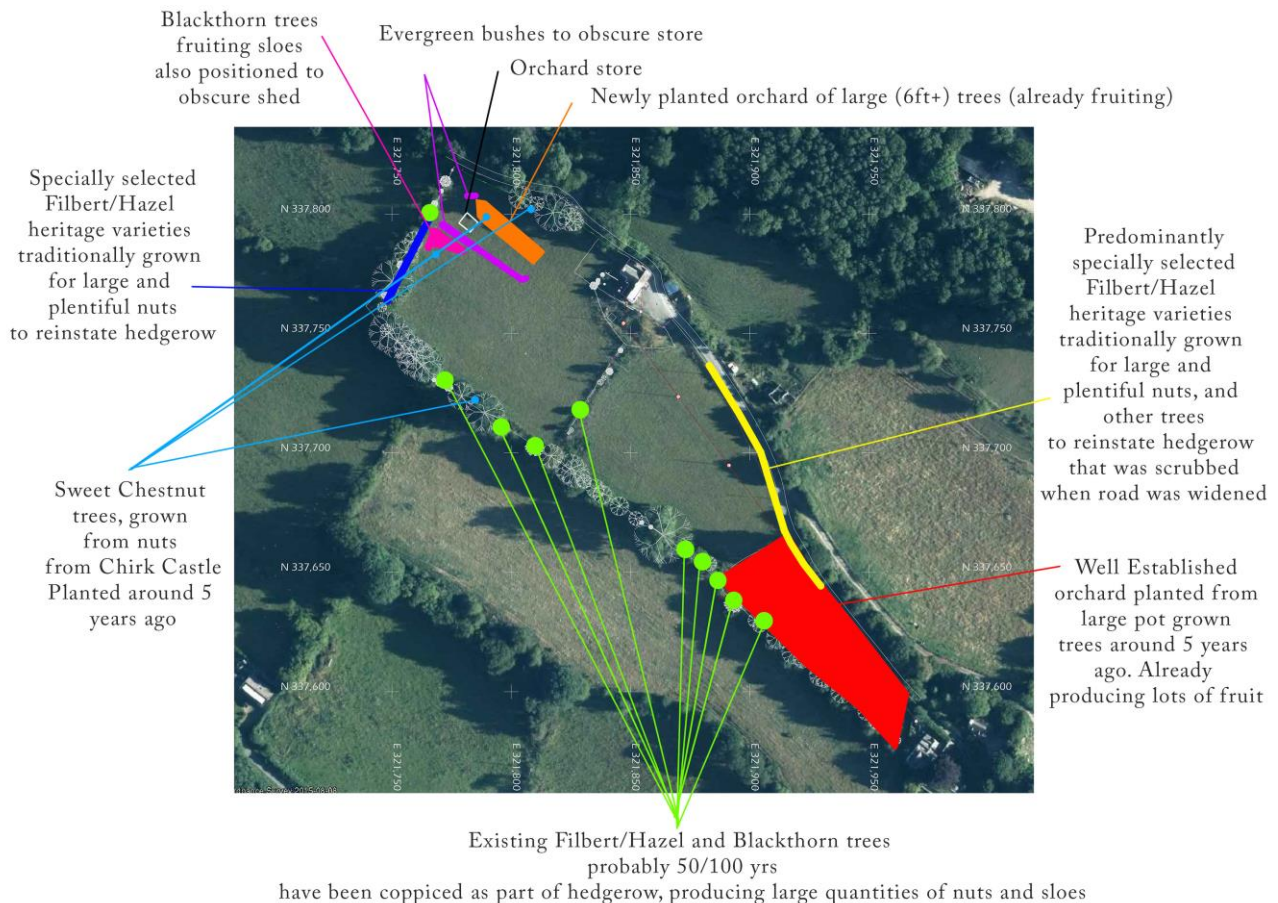
No material was brought from off-site, and no material was removed

There are no ponds or streams nearby

This is the 3rd property that I have been involved with which have had large amounts of trees planted.

We have an extremely high success rate with great care taken to look after the trees after planting.

This is the 2nd property that I have been involved with that has fruit trees, so we are aware of the process, time, space, materials, and equipment needed.



(This image is also included as a separate file for easier viewing)

This year most of our produce has gone to waste due to having nowhere to store or process it.

A store / workshop is essential for running our growing and substantial orchard.

The store is also vital to allow us to continue the process of rewilding the remainder of the field.

Currently all of the tools listed are being stored in the small holiday let just east of the farmhouse, on the opposite side of the road. Obviously this isn't a long term solution as this will soon be rented out.

Having the store as soon as possible to transfer the contents to is absolutely critical.

The area where the store is situated is the only flat area on our land that is large enough to accommodate a usable store / workshop.

Other suggested locations were the lower orchard (marked in red) but this is far too small an area to fit a usable store. The store would be around $\frac{1}{4}$ of the size if it had to go there. Far too small to be usable.

The other suggested location was on the parking area, immediately in front of the principal elevation of the farmhouse.

This is unworkable for a number of reasons.

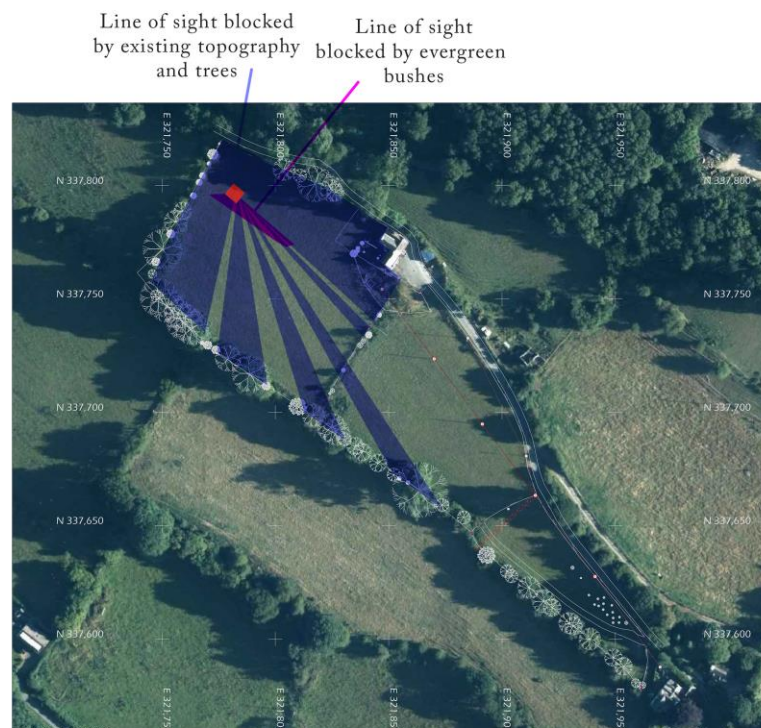
If located here it would be extremely visible, not at all obscured by topography and impossible to hide from the road.

It would be a large obstruction to the main gate into the field.

It would completely obscure the view from the holiday let property on the opposite side of the road.

It would take away the necessary parking from both the farmhouse and also from the holiday let which shares the parking area.

I also think that it would look very intrusive in such an odd position on the principal elevation.



The evergreen bushes are very fast growing and will reach a height of around 20 to 30 feet

The shaded blue area shows that the store is already completely obscured from most angles
The narrow slices where it is partially visible will be quickly blocked

In it's current position,

the store is hidden from NW-N-NE due to the topography of the hillside

The store is hidden from W-SW due to existing thick hedgerow

Blackthorn and a band of evergreen bushes have already been planted to completely obscure view of the store from all other angles.

It is extremely difficult to see from the valley floor due to generally being a wooded valley and also to particularly large hedgerows around my field.

It is very hard to make out from across the valley due to the distance and the wood cladding blending in well with the environment.

In front of that are many blackthorn bushes that have grown from shooters in the hedgerow. These both produce large quantities of Sloes and will also, rapidly further obscure the store

Areas in blue indicate non fruit and nut trees planted



Non exhaustive list of contents

Shovels & Spades
pickaxes
rakes
sweeping brushes
hoes
trowels
bow saw
paintbrushes

cleaner
Waterproofer
woodworm treatment
grease drum
grease gun
Oil
Jerry cans
petrol
diesel
water
extension cables
hosepipes and reels
irrigation fittings
sprinklers

safety gear
gloves
chainsaw gloves
goggles
ear defenders
hard hats
masks
welder gas
welder electric
rods
mask
tripod lights
wild flower seed
ride on mower
chainsaw mains
chainsaw battery
trimmers
angle grinder mains
angle grinder battery
strimmer
mower
collapsible table saw
drills, battery and mains
impact driver
jigsaws, battery and mains

ATV snow plough
trolley jack
wheelbarrows
Bench Grinder
Workbench and shelving
Small electronic maintenance toolkit
nails
screws
nuts & bolts
fixings
general toolkit bag
socket sets
tree tubes
pots
compost
fertiliser
tags
stakes
produce
press
bottles
containers & packaging

Due to the size and number of images, the evidences of fruit and nut trees, and other trees including images of the upper orchard showing the evergreen screening is to follow by separate email document.

Access Statement:

The proposals will not need to comply with Welsh Building Regulations