
Justification Statement

Change of use of existing buildings
from agriculture to aboricultural use
linked to Old Farm house and all
associated works (retrospective)

Old Farm
Bowling Bank
Wrexham
LL13 9RT

Mr R Williams

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Roger Parry & Partners LLP
www.rogerparry.net
oswestry@rogerparry.net
Tel: 01691 655334

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1.0 The Proposal

The proposal is for the change of use of existing agricultural building to be used for aboricultural use linking to Old Farm House.

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

The former use of the buildings have been a successful dairy enterprise and the currently used for youngstock rearing. Old Farm is set in 63 acres.

The clients wish to change the use and utilise the former agricultural buildings for the existing business linked t the occupant of the dwelling rather than proposing new commercial buildings at Old Farm. There is adequate access and parking areas to serve the business format.

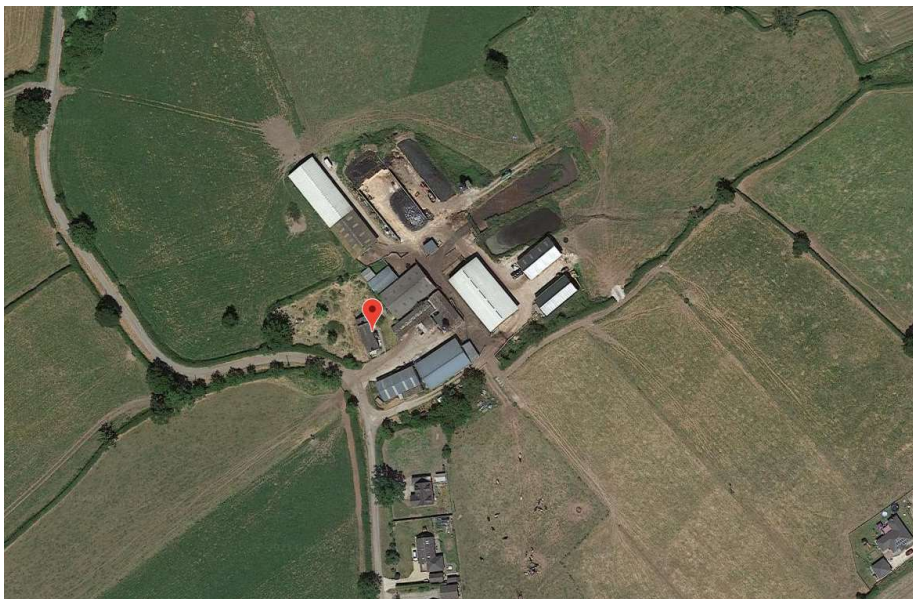
The design aims to keep a balance between the two aims of the planning system – efficient economic development and protection of the landscape.

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

A further application will follow for the change of use of an agricultural building for micro brewery 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 buildings will have no effect on the site's ecology. The buildings were previously used to store machinery and produce 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.

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

Aboricultural Use – 5 staff

7am Staff Arrive	Car	5no
7.30am Commercial vans leave site	Van	3/5no
4.30 pm commercial vans return to site	Van	3/5no
5pm Staff leave	Car	5no

Commercial vans leaving the site will depend on works loads as often two staff will travel in the same van to the allocated job.

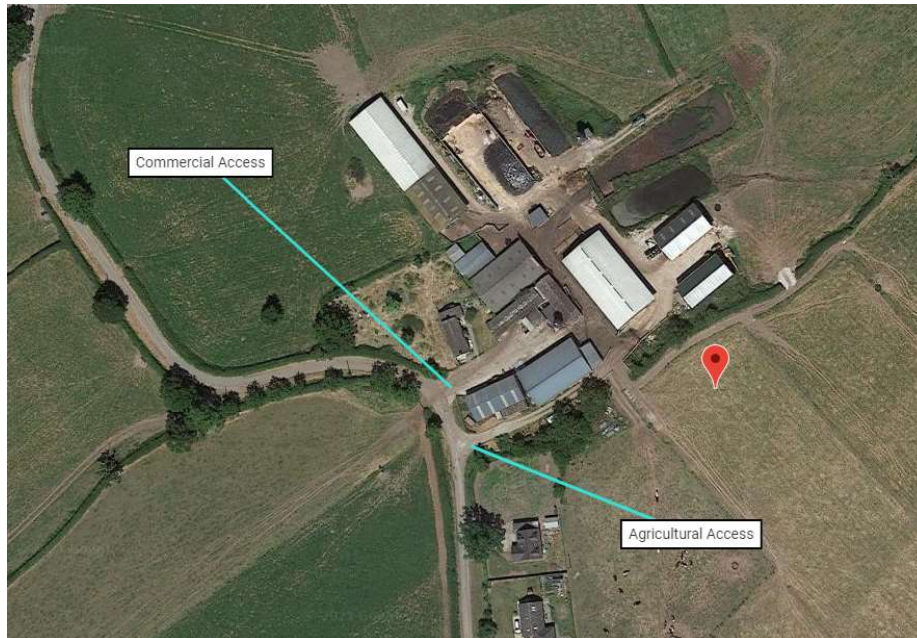
Existing/On going agricultural movements

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
 Straw Delivery
 Bedding Delivery
 Vet
 Diesel Delivery
 Staff

Artic	Weekly
Artic	Weekly
HGV	Every 3 weeks
4x4	Every two weeks
HGV	Monthly
Car	Daily



Old Farm hosts two access to the site, both have adequate visibility in each direction. The access to the north severs the farm house and commercial buildings. The south access is used for agricultural use only and severs the buildings and land to the rear of the site.

2.5 Landscape

The proposed building will have no or minimal effect on the surrounding landscape due to its reuse of existing farm building along with position and proximity to the other agricultural buildings.



2.6 Planning Policy

Wrexham UDP

Employment in the Countryside:

Policy E5

Small-scale employment development in the countryside will only be permitted through the conversion of an existing building where:-

- 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 aboricultural use linked to the occupants of Old Farm House.

The proposed building will have no impact on the sites ecology and will be an improvement on the sites existing highway movements.

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 existing agricultural buildings. The business would establish a home based enterprise with employees intending to live and work from Old Farm and would bring 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 would create a home working environment 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.

Appendix 1
Old Farm Map