

# **165/HLM/DAS/001 Rev A**

## **Planning Justification Statement**

### **Location:**

Hafod Las, Cae Glas Ln, Minera, Wrexham LL11 3DB

### **Proposal:**

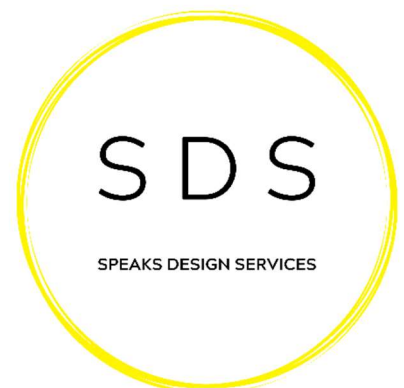
Erection of proposed new agricultural building on agricultural land

### **Application:**

Mr Chris Boyle

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## **1. Introduction**

- 1.1** This statement is prepared in support of a Planning Application for the erection of an agricultural building on agricultural land at Hafod Las, Cae Glas Ln, Minera, Wrexham, LL11 3DB.
- 1.2** The proposed agricultural building structure is not connected to any other buildings and is located approximately 30 metres south of the main dwelling at Hafod Las.
- 1.3** The site is an Agricultural Holding and the Holding number of the land is 56/024/0151.

## **2. The Existing Business**

- 2.1** The name of the business is Mr C W Boyle.
- 2.2** The nature of the business is mixed farming (horticultural and livestock). The business sells lettuce, watercress and edible flowers. Rare breed livestock are also reared as part of the business.
- 2.3** The business supplies pubs, restaurants, cafes and farm shops in the Wrexham, Mold, Chester and Ruthin areas.
- 2.4** Due to recent events as a result of the COVID-19 pandemic, the business has expanded to become more resilient and to maintain viability.

## **3. Proposed Use**

- 3.1** The foregoing proposals are indicated upon the following drawings and documents forming part of the application documentation; 165-HLM-PL-001 Rev A\_Location Plan, 165-HLM-PL-002 Rev A\_Existing and Proposed Site Plans, 165-HLM-PL-003 Rev A\_Proposed Plans and Elevations.
- 3.2** The structure to be removed is a horse walker. It was purpose built by the previous owners around c.1990 for equestrian activities. The structure is of no practical use or function to the business and farm, as the property is no longer used as an equestrian property. This leaves the area redundant and unused.
- 3.3** The proposed agricultural building will feature sandstone cladding sourced from the farm on the most visible elevations. This is keeping with the history and heritage of the property, which at one time was the Quarry Master's House for the Berwig Quarry which adjoins the property.
- 3.4** There are no trees and shrubbery within falling distance of the proposed new agricultural building.
- 3.5** The agricultural building will be used as secure storage for a tractor and related farm equipment comprising of harrows, a roller, a post knocker and a spreader. The footprint of the unit will be used to maintain the tractor and farm machinery along with tools and equipment for maintaining the agricultural vehicles and machinery. Storage will also be required for hay and animal bedding.

**3.6** Due to sustained business growth, the existing agricultural buildings are no longer fit for purpose. For example, there is insufficient height to service farm vehicles and machinery. There is insufficient space to house farm implements. Insufficient storage for winter feed and bedding supplies have resulted in multiple unnecessary deliveries throughout the winter. The existing access arrangements to the existing farm buildings have meant that heavy loads must be moved manually.

**3.7** The existing farm buildings will be retained and used for the storage of smaller equipment and will be used as animal housing in poor weather and during lambing season.

#### **4. Conclusions**

**4.1** In conclusion, the proposed development has been designed to support the needs of a growing self-sustaining agricultural business.