

151/DBR/DAS/001 Rev A

Planning Justification Statement

Location:

Dybenni, Bersham Road, Wrexham, LL14 4HU

Proposal:

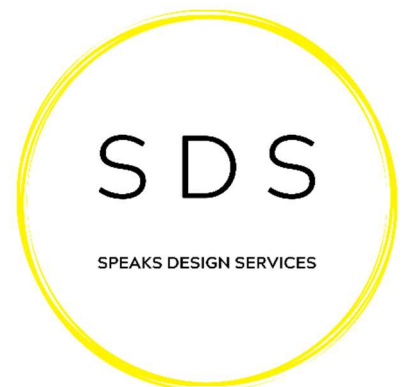
Erection of proposed new agricultural building on agricultural land

Application:

Mr Shaun McGarry

Table of Contents

1. Introduction
2. Proposal
3. Proposed Use
4. Conclusion



1. Introduction

- 1.1** This statement is prepared in support of a Planning Application for the erection of an agricultural building on the agricultural land at Dybenni, Bersham Road, Wrexham, LL14 4HU. The proposed agricultural building structure is not connected to any other buildings and is located approximately 12 metres southeast of Squires Cottage.
- 1.2** The County Parish Holding (CPH) number of the land is 56/016/0008.

2. Proposal

- 2.1** The foregoing proposals are indicated upon the following drawings and documents forming part of the application documentation. 151-DBR-PL-001_Site Location Plan, 151-DBR-PL-002_Block Plan, 151-DBR-PL-003_Proposed Plans and Elevations, Dybenni conveyancing survey & Dybenni Enviro Full Flood and Planning Search.

3. Proposed Use

- 3.1** The agricultural building will be used to house farm animals, farming equipment, animal feed and bedding.
- 3.2** Currently, the applicant owns 2no. pigs. The herd number for the pigs is FF31335. It is proposed that these pigs and any other pigs purchased at a later date, will be housed in the agricultural building.
- 3.3** It is understood that the applicant is planning to purchase further sheep and goats. The flock number for sheep and goats is 717501.
- 3.4** The applicant also owns 15no. chickens and 6no. ducks. It is proposed that these animals and any offspring, will be housed in the agricultural building.
- 3.5** The agricultural building will be used to store feed and bedding for the aforementioned animals.
- 3.6** As the agricultural land owned by the applicant is self-maintained, the agricultural building will also be used to house a small tractor, a quad-bike, and a feed trailer amongst other smaller pieces of equipment to help maintain and manage the land, woods and livestock.
- 3.7** The applicant will continue to use the agricultural building to house any additional non-domesticated animals and farming equipment.

4. Conclusions

- 4.1** In conclusion, the proposed development has been designed to house non-domesticated farm animals and associated feed and bedding and farming equipment.