

DESIGN & ACCESS STATEMENT

Proposed steel frame portal shed extension at Mulsford Farm, Sarn, Malpas SY14 7LP.

APPLICATION

This application for Planning Permission is submitted to Wrexham County Borough Council.

The proposal is to erect a steel frame portal shed extension to the existing shed currently used by Pro-Bale to produce animal bedding (materials to match). The current shed sits within the farmyard and is located parallel to existing similar buildings.

THE EXISTING SITE

This is a traditional farm complex that comprises of a farmhouse, numerous adhoc agricultural buildings and structures – and within is a B2 business permitted under planning application P/2014/0555 which is called Pro-Bale and it produces animal bedding from straw.

The necessity for the extension is driven by the success of this rural enterprise and the need for more space to store and produce the products.

DESIGN & DETAILS

The positioning, visual appearance, and massing have sensitively considered the amenity of neighbours and has minimal impact on the streetscene - from the street the current buildings would shield the extension from view.

Material finish will echo the finish of the existing building – steel sheeting. The extension will measure 13.5 metres by 13.7 metres and 6.13 metres high.

ACCESS

No changes proposed to the vehicular access serving this building via the internal road layout within the farmyard.

Farm access onto the public highway is good and the proposal presents no additional highway safety issues.