

Proposal:

This document accompanies the planning application for the proposed development of two removable glamping pods to serve as visitor accommodation units to sleep 2-4 people. In addition to this, the erection of a 54m² services and utility building is also proposed to house showers, toilets and a recreational space for guests along with cooking facilities. This will be a timber clad corrugate roofed structure next to an existing farm yard complex outlined in the proposed site plan CEF-WRM-DR-A-X-101 in line with Policy EC6 – Wrexham Unitary Development Plan (UDP), falling within the 300m² building parameters. However, the proposed structure is sited 80m from the farm buildings as this is still a working farmyard and its thought that due to health and safety reasons, the structure would be best located a short distance away from the other farm buildings. The existing buildings are also in a very exposed position due to the prevailing wind so the location of the proposed ancillary building is in a more sheltered area.

The development is set at Cefncoed Glyn Ceiriog. The area outlined for development is one of many meadows on the farm that are primarily used for grazing purebred native Welsh Mountain Sheep and purebred native Welsh Black Cattle. The farm comprises of approximately 200-acres of land and has been in the family for the past 30-years, and has been fully organic for the past 20. The land is predominantly pasture with some small wooded areas throughout parts of the farm.

The attached site and location plans (CEF-WRM-DR-A-X-001 & CEF-WRM-DR-A-X-101) detail the outlined area for development of the two accommodation units and the utilities building. The proposed accommodation units will be aimed at couples and small families visiting the Ceiriog Valley and surrounding area and the nearby Snowdonia National Park. Local attractions also include Offa's Dyke Footpath, Chirk Castle, Pontcysyllte Aqueduct and the Dee Valley making the area ideal for visitors.

The holiday accommodation units will provide a much-needed new revenue stream to the farm as traditional upland pasture farming is becoming more difficult to derive the sole farm income from. This, coupled with the fact that the subsidy under the Basic Payment Scheme is not guaranteed after 2021 means that there is a clear need to diversify. Creation of a new income stream will ensure the farm survives into the future is in line with Planning Policy Wales Edition 10 - Rural Business Diversification, and Technical Advice Note (TAN) 6 – Planning for Sustainable Rural Communities section 3.7.

Features of the Existing Site:

The farm is situated 1.3 miles outside the small town of Glyn Ceiriog and 5-miles south of the popular tourist town of Llangollen. The development site itself consists of an open upland field and a small farmyard situated halfway along the driveway leading to the main farm house.

The farm has a well-established entrance and private access road with an existing car parking area in place for guests to use when staying outlined in site plan CEF-WRM-DR-A-X-101. Further details can be found in the access section later in the document.

The field in which the units will be sited is open pasture and also surrounded by pasture fields except the northern boundary which backs onto a small woodland. A public right of way runs through the farm and runs in the adjacent field to the proposed accommodation units. This route is well maintained and guests will be able to access the network easily from the site in line with UDP Policy CLF6.

The land is situated in a secluded valley and no properties overlook the development area as the development zone is insulated by the rest of the farm surrounding it.

The farm falls within a Special Landscape Area (SLA) and consequently, compensatory measures have been taken to ensure that there is a net gain for ecology and biodiversity on site. Along with the farm's already established comprehensive long-term habitat management plan, measures have also been taken to enhance habitat on site for birds and bats in the form of nesting boxes to ensure new habitat is created in accordance with Policy EC6 – of the UDP & Policy EC5 – of the UDP. A robust Preliminary Ecological Appraisal & Phase 1 Habitat Survey has been commissioned and is attached to the application for further details. In respect of the above policies, the development is also on a minor scale with very minimal impact on the landscape as a whole.

Use:

The existing use of the land in question is for livestock purposes, the pasture fields serve as grazing land and the farmyard is a working area for activities such as livestock management and winter fodder storage.

The proposed holiday accommodation will be used to host tourists visiting Wrexham county and its associated local attractions such as The Dee Valley, Offa's Dyke Footpath, and the nearby Snowdonia National Park. The tourist accommodation development is in line with the policy for the local area with reference to Section 9.9 of UDP – Visitor accommodation outside settlement limits; this development will help support rural economy, creating opportunities for local jobs and benefits for local service suppliers, and in rural areas aid economic diversification. There is a general shortfall in accommodation locally referenced in the UDP as well as a shortfall in overnight accommodation within the nearby Snowdonia National Park.

As well as the project generating a new diversified income stream for the farm as detailed in the previous proposal section, the development will also generate a significant and sustainable annual spend into the local economy. We would estimate this to be circa £70,080 per year, (based on 60% occupancy from up to 4 people staying in each unit with a £40 per head per day spend, spread over

a 12-month season). This would help to support local businesses such as pubs, restaurants, shops and other service providers in the local area. On the basis of 60% occupancy in the units, the project would accommodate an extra 1,752 visitors per year in overnight accommodation, and at full capacity over a 12-month season this would be up to 2,920 visitors.

The development will also generate employment for a host and a cleaner as well as work managing and marketing the spaces. We predict this to be a combined circa 22-hours per week. There will also be ongoing annual maintenance required for the project as well as local tradesmen employed for the project build.

The contributions outlined in the paragraphs above amount to a healthy and sustainable contribution to the local economy and are closely aligned with the objectives set out in section 5.5 - Tourism & 5.6 – The Rural Economy in Planning Policy Wales | Edition 10.

The reason for the proposal of a new ancillary building on the edge of the farmyard to house the utilities and services is because all other barns on the farmyard are used for the livestock operations. Otherwise, re-purposing an existing building would have been a preferable option. Following the pre-planning advice received (Ref Pre-application no. ENQ/2020 /0048) this proposal is in line with Policy CLF9 – in the Wrexham UDP.

The project will also play a key role in enhancing the landscape appearance with the proposed hedgerow management plan set out in the ecological report along the installation of nesting boxes. Further information of these plans can be found in section 6 of the attached PEA. No existing trees or hedgerows will be affected or removed as a result of the development and the ecological and biodiversity value of the land will be increased through the introduction of nesting boxes for birds and bats along with the creation of wildlife corridors through hedgerow management in adjacent fields. This will result in a net gain in habitat and environment along with the existing traditional grassland managed to enhance wildlife, flora, and fauna in line with Policy EC4 – in the Wrexham UDP.

Access:

Guests will access the farm through the well-established private driveway and the existing roadway will lead them to the farm yard outlined in site plan CEF-WRM-DR-A-X-101 where an existing car parking area suitable for the development is already in place in line with policy T8 from the UDP.

Guests will be able to access the site and the accommodation units via public transport links within 1.3 miles of the site entrance by bus in Glyn Ceiriog. Bicycle storage will also be provided for all guests when staying so they can access local shops, pubs and the wider area without using private vehicles to do so in line with Policy T9 – Wrexham Unitary Development Plan.

The local pub (The Oak) can be accessed on foot from the site, this is a 1.3 mile walk from the farm. A local shop can also be accessed from the site by foot or bicycle within 1.3-miles of the farm in Glyn Ceiriog without the need to use a private vehicle. Guests will be able to take extended walks from the property on foot as they can access public footpaths on the land holding enabling them to take extended walks without the use of private vehicles in line with Policy CLF6, T8, and Policy T9 – Wrexham Unitary Development Plan.



The visibility splays from the entrance to the farm are detailed in the plan above. This drawing is attached to the application and pictures of the entrance and a view in each direction are below. The orange cone marks point X2 in the above plan.





The road and traffic impact from the development is expected to be very minimal. We would anticipate 2-3 car usages per accommodation unit as a maximum per day. This at maximum capacity would result in up to 6 car movements per day for the entire development.

Emergency services will be able to access the land 24hrs per day using the established public highway access route. The entrance and carpark will be suitable to take over 12.5 tonnes axle load. This route will be kept clear at all times as guests will be parking their vehicles in the allocated car parking area. This car park will also serve as emergency/refuge congregation point in the event of any incidences or emergencies. This information will be provided to guests on arrival with a detailed brief of procedure.

Guests arriving in private vehicles will park in the designated parking area outlined in proposed site plan CEF-WRM-DR-A-X-101 and walk the following distance to access the accommodation units and services building on foot across the field.

Further information at pre-app stage was requested (Ref ENQ/2020 /0048) to detail how many and what type of vehicles currently use the access into the site. The family own one van a pickup truck and one car, at least two of these vehicles leave and return once a day. In addition to this, the postman visits once every 2/3 weeks delivering parcels and once a week in the winter, a tractor runs up and down the drive.

Public Consultation

The landowners have spoken to all their neighbours, the three families who live at Pant Farm at the end of the driveway, and the neighbours from Ty'n y Fron Farm who farm the field behind the woods next to the development field. They have been informed that a planning application is being submitted for the installation of two accommodation units, and a small facility building in Cae Llwyn Derw (Oak Wood Field) behind the farmyard outlined in site plan CEF-WRM-DR-A-X-101. Long discussions have taken place with the neighbours over the need to supplement the farm's income in order to have a sustainable business. conversations have also taken place over how important it is that the development has a minimal impact on the landscape; the farm, the neighbours, and the environment. All parties were very understanding and supportive and wish the family well with the new venture.

Scale and appearance

The Utilities Barn:

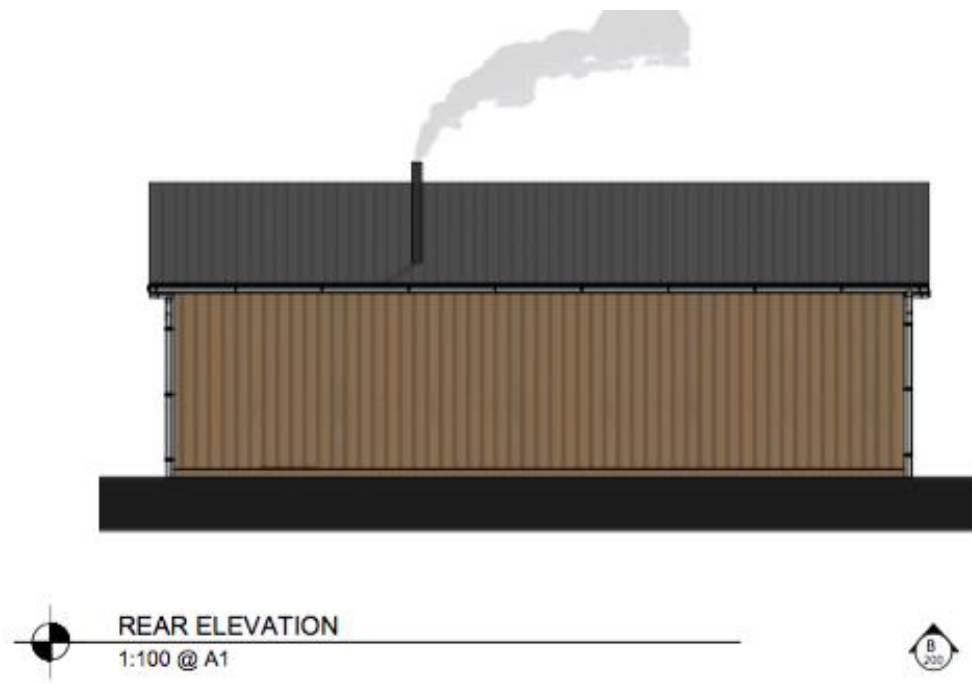
As you can see from the following designs, the scale of the development is sympathetic to the environment and the footprint of the building is well within the 300m² parameters set out in Policy EC6 – Wrexham Unitary Development Plan. The structure is a total 54 square metres in floor space and 12m long x 4.5m in width. The ridge height of the roof is 4.5 metres at the highest point.

Image 1 - Proposed front elevation



The building will be entirely timber clad with a corrugated tin roof, the plan being to mill the timber cladding from European Larch trees grown on the farm. These are materials commonly found in the countryside particularly in farm yard complexes with the aim of the building and materials being sympathetic to the surroundings and environment in line with Policy PS2 – Wrexham Unitary Development and Policy GDP1– Wrexham Unitary Development Plan.

Image 2 – Rear Elevation





ISOMETRIC
1:100 @ A1



PERSPECTIVAL PLAN
NTS @ A1

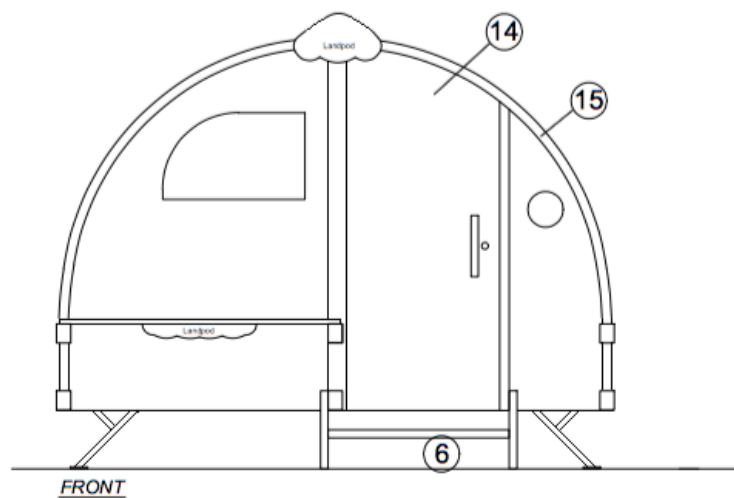
The interior of the building will be fitted out by the land owners with a plan to use as many recycled materials and products as possible with considerations of the development being influenced and built with the circular economy in mind.

The building will be fitted out with a communal kitchen, dining space, showers and toilets.

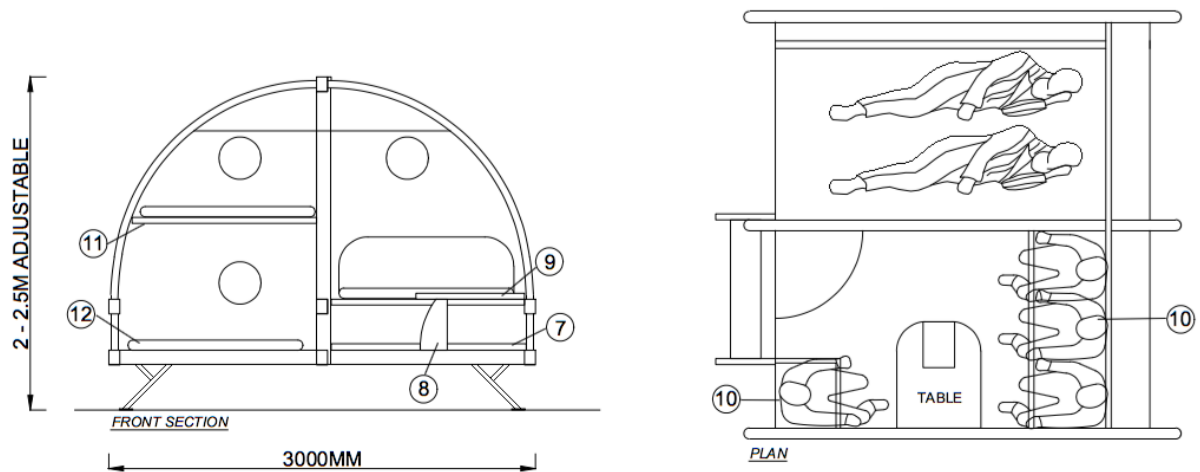
Exterior lighting around the building will be entirely minimal to reduce any impact on the local bat population and to ensure the preservation of dark skies in the local area. All lighting will only be installed for safety purposes on timers and all exterior lights will be downward facing and mounted below the height of 2.5 metres following objectives set out in section 6.8 Planning Policy Wales Edition 10, and will meet the requirements of the Bat Conservation Trust 'BATS AND LIGHTING IN THE UK Ver. 3 2009.

The Accommodation Units:

The two accommodation units are identical in their design and finish. They will be located in the two areas outlined in site plan CEF-WRM-DR-A-X-101 in the field above the utility building. The structures are designed to have a very light touch on the ground with no foundations or associated services required. The units in this regard are aligned with Policy PS2 – Wrexham Unitary Development Plan with considerations considered from the pre-planning advice received regarding the Special Land Area designation.



The accommodation units will be for sleeping and relaxation as the utility building will cover all other needs. The roofs of the structures will be covered in a green pvc material coating in order to blend in with the surrounding landscape and the units will be fully insulated to enable winter bookings. The dimensions of the accommodation units are 3000mm width x 3000mm long x 2.5m in height. The structures are small and very low impact and are consequently in line with the objectives set out in Policy GDP1– Wrexham Unitary Development Plan.



No exterior lighting will be installed on the accommodation units. Only low level interior lighting will be installed and this system will be solar powered. This will ensure the local bat population are not affected by the development and again, the dark skies experience is preserved in the local area in line with

No artificial lighting will be erected in any areas where nesting boxes for either birds, hedgehogs, or bats are located.



A view of the intended site area for the accommodation units.



Landscaping and Earthworks

Very little landscaping will be taking place in order to build the barn except the installation of drainage and a treatment plant to capture foul and grey water from the development. The barn will be built on a 200mm concrete pad foundation set on a compacted stone hardcore layer.

Sewage Treatment Plant

The foul drainage system will be designed for 10-person capacity to ensure it is not overloaded and the system has been chosen with regards to the points listed below:

1. The proposed development is for tourism with an irregular population. The foul drainage system must cater for a low potential population and for an irregular population.
2. There are a limited number of package sewage treatment plant manufacturers that can offer a packaged sewage treatment plant for such an application.
3. The Marsh Ensign Ultra:10pe packaged sewage treatment plant has an integral sludge-return system. The sludge-return system balances irregular in-flows by retaining a flow of effluent through the aeration zone media and micro-organisms.
4. In addition, to regularising the in-flow, the sludge-return system also continues to 'feed' the micro-organisms in the aeration zone during low population periods.
5. The Marsh Ensign Ultra:10 package sewage treatment plant is designed for a potential population equivalence of 10-persons. This treatment plant conforms to BSEN.12566 and is acceptable to the Environment Agency.
6. Due to the site conditions, the Marsh Ensign Ultra:10 packaged sewage treatment plant must be installed with a full concrete surround as specified by the Manufacturers Installation Guideline.
7. The effluent from a Marsh Ensign Ultra:10 packaged sewage treatment plant is clean. The Ultra model has an integral discharge filter to further reduce BOD5 and suspended solids.

A The partial drainage field will be installed in addition to the treatment plant and should be laid along the contour of the site and in a linear design. The partial drainage field should be 30m long and will be designed in section in accordance with Building Regulations Part H2.

The drainage field will have the added benefits listed below ensuring a solid and capable system is installed:

- Improve contact time and thus biological treatment. This would lower suspended solids, BOD5 and Nitrates.
- Improve phosphate absorption and thus lower discharge phosphate levels.
- Allow dispersion to ground when possible. This would further reduce the discharge of any effluent. As previously noted, the maximum potential population may discharge 0.0174 litres/second of effluent, but the actual discharge rate is likely to be no more than 0.0069 litres/second. The additional dispersion will reduce this further.

Gutters will be installed on the on the building to capture rain water from the roof, the water will then be diverted away from the building to protect the footings and discharged into the drainage field.

The hard standing for parking is already in place outlined in site plan CEF-WRM-DR-A-X-101, this area is already adequate and can accommodate a full turning circle for vehicles as well as parking.

As previously mentioned, no groundwork or landscaping will need to take place in order to install the accommodation units.