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Wrexham County Borough Council
Guild Hall,
16, Lord Street,
Wrexham
LL11 1AY

Fao Simon Greenland

Our Ref: PDP/19.20/06

Your Ref: S.G.

Date: 01.04.20.

Dear *Simon*,

Re: Farm Building. Cefn Road, Bwlchgwyn. LL11 5YE

Many thanks for your recent e-mails requesting further information. I trust the following is acceptable.

1. Building Size/Drainage – Storm/Foul.

The submitted drawing indicates a building 9.1mx24.4m (222.04m.sq.) requiring sustainable drainage - “Storm Water” only. We confirm the use of the adjacent brook as the means of storm water run-off, equating the amount of rainfall naturally occurring over the footprint of the building. “Like for Like” storm drainage is considered to be adequate and sustainable, there being no increase in water volume generated.

Reference to “Septic Tank” on the application forms is simply a mistake. No foul water is to be generated. The proposed building is simply a Storage/Over-wintering facility for the livestock occupying the two fields. There are no toilet facilities planned for the building.

2. Building Location/Position.

Presently, the building is shown located at the bottom of the first larger field, for practical reasons. The ground in this limited part of the field is unsuitable for grazing. Additionally, it is at a considerable lower level than Cefn Road, distanced from the dwellings, minimizing any impact the building might have on the landscape. The brook, (in separate ownership), is undisturbed, as are the established hedgerows and flora/fauna habitats. If the building were to be located adjacent the first access gate on Cefn Road, as has been muted, concern is raised for the nearness of the overhead (Main) power lines, and the nearness of the houses on Cefn Road, with possible loss of visual amenity and noise. If preferred, the building could be located close to the second gate on Cefn Road, which

would make the building remote from power lines and dwellings, and would to all intents and purposes appear to road-users as simply an agricultural building in a rural landscape. Improvements to the gated access could be included to ensure compliance with Highway requirements.

We would invite your comments in this regard .

3. Agricultural Justification.

The Applicant is from a farming background and wishes to establish an agricultural unit at this location. Fields came up for sale and they were purchased, not with a Hobby in view, but with the very real prospect of operating an Agricultural Unit on this site. The land does not form part of a present farm, though there are options to purchase and manage properly more land if viability ensues. The Applicant visits daily as part of the present operations.

The proposed building will meet an essential need, providing adequate facilities for the raising of livestock together with over-wintering and needed storage. Presently, the fields provide an income from the Applicants own livestock upwards of 100 animals, together with additional grazing for others animals on a rental basis. Furtherance of maintaining the Agricultural character is uppermost. The proposed building is central to that aim.

An independent farm number has been applied for, and contact with a local Vet has been made in readiness for all proper certification.

I trust the foregoing enables you to process the application further, and in connection with a possible re-location from what is planned your contact would be most appreciated.

Kind Regards, and
Yours Faithfully,

Peter David Palmer

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Peter David Palmer
building control surveyor