

DESIGN & ACCESS STATEMENT

Mr W Roberts
Cefyn y Fedw
Pen y Bryn
Penycae
Wrexham
LL14 1UA

Covered Slurry Store Building with General Purpose Farm Storage Area

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Contents

This design and access statement explains the design behind the proposals contained within the accompanying planning application.

The statement considers the following aspects of the proposed development

1. The Site - including existing and proposed uses and any other relevant or background information relating to the proposal.
2. The proposed development
3. Character and design (appearance of the development)
4. Scale of the development
5. Access Considerations (Movement to, from and within the development)
6. Drainage
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1. The Farm (Site)

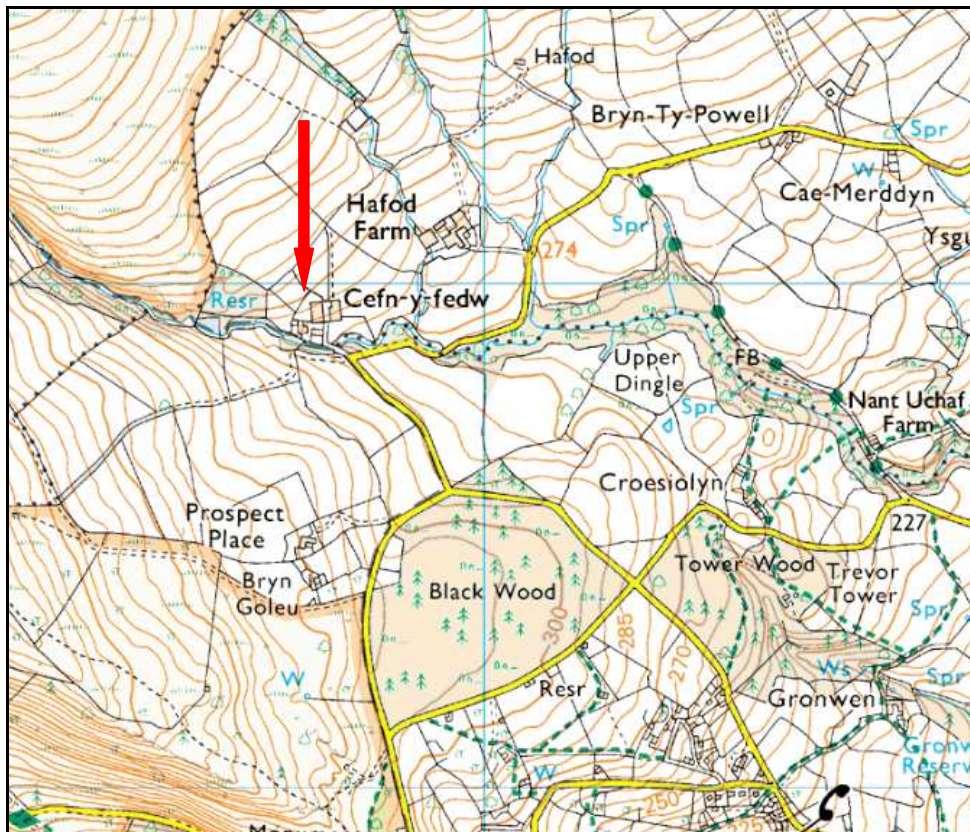
Cefn Y Fedw Farm is a beef and sheep farm. There are currently 50 suckler cows and followers reared on farm. There are also around 1600 ewes plus their lambs. The farm extends to 900 acres (364 hectares) and is predominantly grassland and upland pastures.

Location & Access (see also - location plan 1)

The land farmed surrounds the farmstead and access is from the south via the farm drive. Access is only via this point unless over open countryside and across fields.

The site chosen is the most suitable and will have the least impact on the area. However it is also chosen as there are no alternative sites which offer a cost effective way of meeting the business objectives for slurry storage.

Farm Location



2. Proposed Development

- This application proposes the construction of a portal frame building to cover a new slurry store with two 6m 'bays to allow for general storage (machinery straw etc).
- The building will allow an access ramp into the slurry store which is also the means of scraping slurry to the store. The slurry store will be 2.3m below the finished floor level of the building (i.e. the storage area). The slurry store section will have mass concrete walls to ground level and concrete panels 2m above providing a suitable safety barrier.

Access to the new building will be from within the existing farm footprint from the west side.

Development Need

The new building is required to meet slurry storage regulations for the farm and a roofed store will prevent additional rainwater entering the store as encouraged by Natural Resources Wales. The proposed development will allow the farm to store slurry in excess of five months which not only meets the regulations but will allow the farm to utilise valuable nutrients better.

The key legislation and requirements for the storage of farm slurry include requirements under Nitrate Vulnerable Zone legislation and also will allow the farm to meet standards as per the -

- The Code of Good Agricultural Practice (COGAP) or the protection of Water also known as The Water Code.
- The SSAFFO Regulations - The Control of Pollution (Silage, Slurry and Agricultural Fuel Oil Regulations)

3. Character & Design

The design of the building is required due to the a) required function of the building b) the ground levels. c) Drainage.

The building will have

- Roof - Fibre cement in natural grey. - Commonly found on agricultural buildings
- The gable end (west) will be clad with concrete panel walls to 2.00m above ground level with no cladding from the wall to the roof line.
- The south and north elevations will with concrete panel walls to 2.00m above ground level with no cladding from the wall to the roof line.
- The storage area extending to the east will have no side cladding other than apex Yorkshire boarding. This will allow access for tractors.

All slurry from the farm will discharge to the lagoon keeping waste management simple and also providing an excellent store for valuable nutrients. This will be an environmental benefit as storing manure nutrients will reduce the need to purchase 'artificial' or manufactured fertilisers.

4. Scale

Dimensions are - 30m (l) x 18m (w). Height to eaves is 4.87m. Height to apex of roof is 7.78 (maximum). The floor area of the proposal is 540m². Due to the topography of the farm the south section of the building will require built up ground. This is shown in the west elevation plans (drawing 5)

5. Access Considerations - including movement to, from and within the development.

- The farm will normally be accessed from the existing road and farm entrance. The proposals will have no effect on access or volumes of traffic.
- As a working farm, access by the general public is not encouraged for both their own personal safety and biosecurity reasons.
- It is not advisable for any non trained or unqualified person to be accessing the site unless supervised.
- The design of the proposed development will allow access for all regardless of any disability or impairment that they may have.
- Wheelchair access is available through level thresholds and all doors and gates are in excess of 3m wide. Access is at both ends of the building.
- The design is primarily as a working farm and an operational facility for milking cows. Access is not recommended unless authorised.

6. Drainage

Roof water will be kept separate and will drain to existing clean water drainage

7. Farm Waste

The size of the proposed slurry store has been calculated based on the stock numbers producing slurry over the winter period (excluding time when they are out at pasture). This will include 50 suckler cows and their progeny which are retained on the farm for about two years therefore at any one time there is likely to be around 90 beef cattle from 6- 24 months of age
Rainfall on open yards will also go to the store and this has been allowed for.
The likely volume of slurry created will be 720m³ with the proposed store having a capacity of 756m³.

Please also see detailed calculations on page xxx

8. Community Safety

Single access (for vehicles) will help prevent theft from the property and the site allows for natural surveillance.

(Please also see comments on Access section 5)

9. Biosecurity

The proposals will maintain the farm biosecurity measures retaining stock in a centralised location within the farm buildings.

10. Social

There is very limited impact in a social context.

11. Economic

The development will allow the farm operation to progress which creates employment for the principals and their staff.

12. Planning Policy

It is believed that the proposal meets a number of PPG relating to agriculture especially TAN6 because -

- The proposed development would not cause any unacceptable adverse effects on the local landscape.
- The building is sited and designed to minimize the impact on the landscape and are grouped with existing buildings.
- The proposed building is designed and constructed of materials to take account of their surroundings. Reflective external surfaces have been avoided where ever possible.
- The proposals have taken account of existing landscape features, such as hedgerows and trees, which are all retained

The proposals also help the farm business to develop and provide sustainable employment for the farmer, his family and employees.

13. Involvement

We are currently not aware of any objections public or private to the development. It is believed that as an existing building is being extended there will be minimal impact because of the development.

14. Landscaping

No landscaping is proposed – as the building is sympathetic with the existing buildings on the farm and is designed to blend in as a farm building no screening is thought to be necessary.

15. Sustainable Construction & Renewable Energy Requirements

The proposed building is of steel and concrete construction with timber cladding. The building will have no heating requirement and the only power requirement will be for lights for operator / farmer convenience to max 200 lux.

Materials sustainability

Steel can be used for re-cycling when end of life is reached.
Timber to be from certified renewable sources

16. Flood Risk

The site is not in a flood risk area (ref Environment Agency Website)

17. Great Crested Newts (GCN's)

Initial investigation shows that there are no ponds within 400m of the proposed works.

18. Overview –

It is considered that this application will have minimal impact on the environment and neighbours as the development is close to the existing buildings.

William Phillips

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February 2015

Pollutant Calculations

Client		Cefn Y Fedw										
Date		Feb-15										
Av Cow Nos		50		Av Youngstock		90						
To Store												
COWS		Slurry										
Month	cow nos	Slurry m3/hd	Slurry m3/ mth	To Store %	To Store m3						Total m3	
October	25	1.35	34	20	7						7	
November	25	1.35	34	100	34						34	
December	50	1.35	68	100	68						68	
January	50	1.35	68	100	68						68	
February	50	1.35	68	100	68						68	
YOUNGSTOCK	AGE	Slurry				AGE	Slurry					
	3-12	Slurry m3/hd	Slurry m3/mth	To Store %	To Store m3	13- 24	Slurry m3/hd	Slurry m3/mth	To Store %	To Store m3	Total m3	
Month	Nos					Nos						
September	0	0.60	0	0	0	0	0.78	0	20	0	0	
October	0	0.60	0.00	0	0	0	0.78	0	20	0	0	
November	25	0.60	15.00	100	15	25	0.78	20	20	4	19	
December	45	0.60	27.00	100	27	45	0.78	35	20	7	34	
January	45	0.60	27.00	100	27	45	0.78	35	20	7	34	
February	45	0.60	27.00	100	27	45	0.78	35	20	7	34	
March	0	0	0	0	0	0	0.78	0	20	0	0	
	Fouled Rainwater on Yards											
		Store m2	Yard A m2	Yard B m2	Yard C m2				Total Dirty Water	Total Slurry	All pollutants to Store	
Month	Rainfall	0	230	360	185							
	mm	m3	m3	m3	m3				m3	m3	m3	
October	0	0	0	0	0				0	7	7	
November	115	0	26	41	21				89	53	142	
December	115	0	26	41	21				89	102	191	
January	115	0	26	41	21				89	102	191	
February	115	0	26	41	21				89	102	191	
March	0	0	0	0	0				-	-	-	
Average pollutants per month			144		TOTAL				357	364	720	
Average Storage Period			5.2									
Cumulative m3			Store Dimensions & Capacity					Actual Dimensions				
Month	per mth	cumul		L	W	d	Volume	L	W	d	Catch	
To Store	m3	m3		m	m	m	m3	m	m	m	area m2	
October	7	7	Lagoon	18.0	17.7	2.00	636	18.0	17.7	2.30	0	
November	142	149	Ramp	15.00	8.00	1.00	120					
December	191	339	Total				756					
January	191	530										
February	191	720										
Summary		m3	Notes									
Pollutants Created		720	5 mths Oct - Feb									
Storage Available		756	Slurrystore after allowing 300mm freeboard									
Surplus		36	Surplus storage over 5 mths									

