

PLANNING APPLICATION

LAND TO THE NORTH OF BRYMBO ROAD, BWLCHGWYN, LL11 5TY

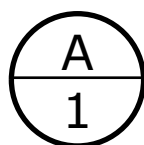
NEW AGRICULTURAL AND STABLING BUILDING

EN-PLAN

PLANNING & ARCHITECTURE

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PLANS TO BE PRINTED ON A3.

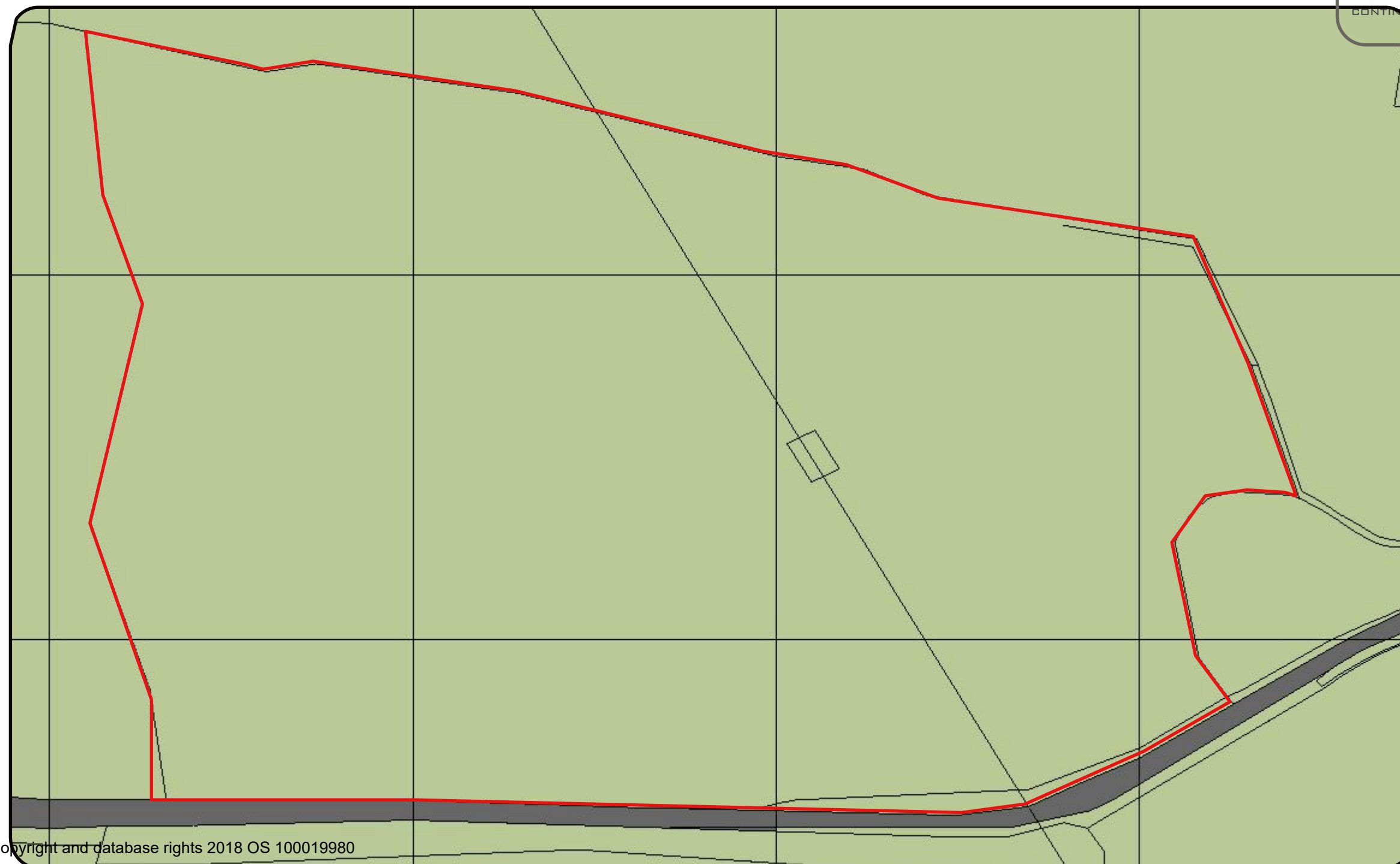


Location Plan

1:1250

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LOCATION & BLOCK PLAN

BRYMBO ROAD

EN-PLAN

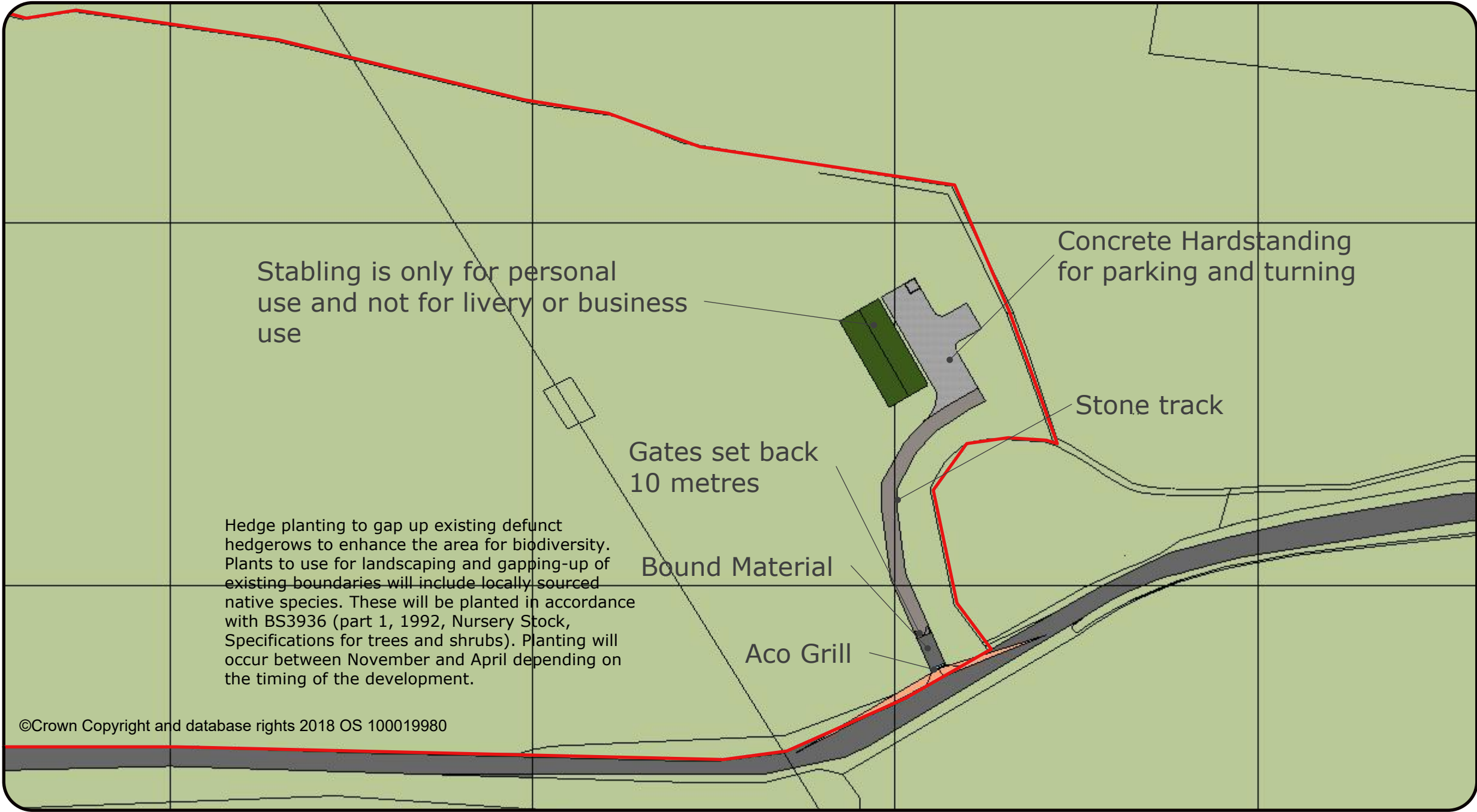
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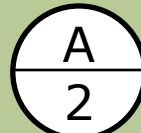
Location Plan

1:1250



BLOCK PLAN

PLANS TO BE PRINTED ON A3.



Block Plan

1:500

Transport Statement

The land is used for agriculture and the keeping of livestock

The applicant looks to provide suitable accommodation for animals, feed, and plant machinery, to assist in the ongoing use of the land and reduce unnecessary transportation of the the above to and from the site.

All stabling is for the applicants own personal use.

Manure Storage Area with Side Walls

Concrete Hardstanding for parking and turning

Stone track

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Gates set back 10 metres

Bound Material

Aco Grill

40 m splay

33m splay

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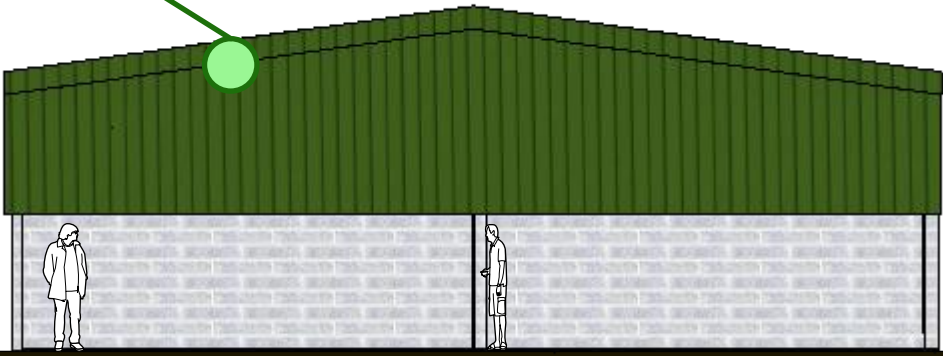
LOCATION & BLOCK PLAN

BRYMBO ROAD

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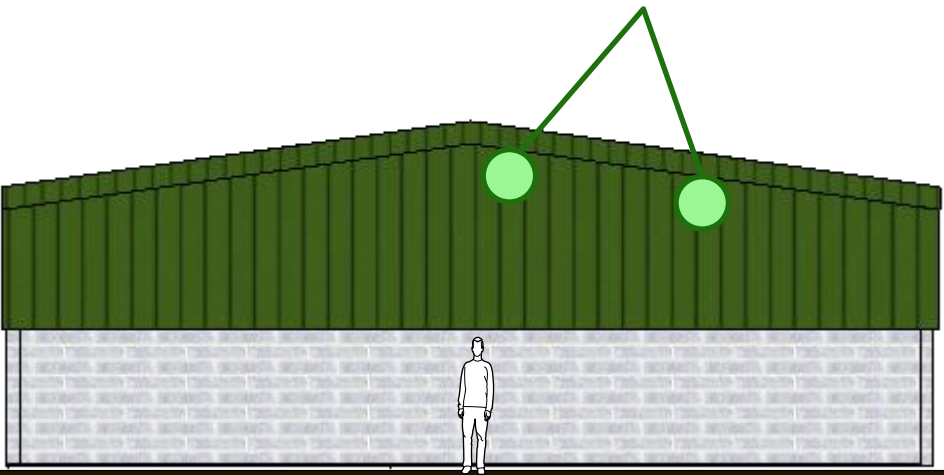
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Provision to be made for roosting opportunities for bats with the erection of at least one woodcrete bat box on the southern gable end of the new building at a height of 3-4m.

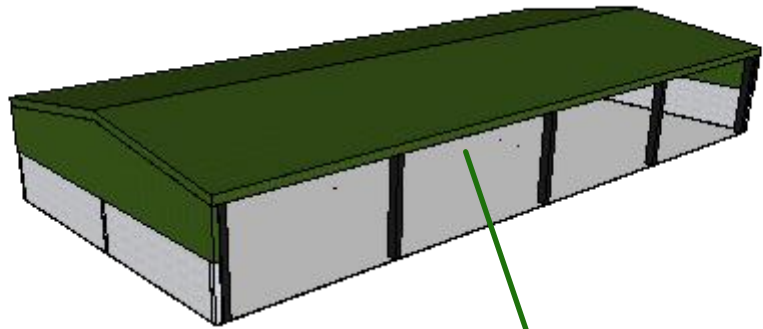
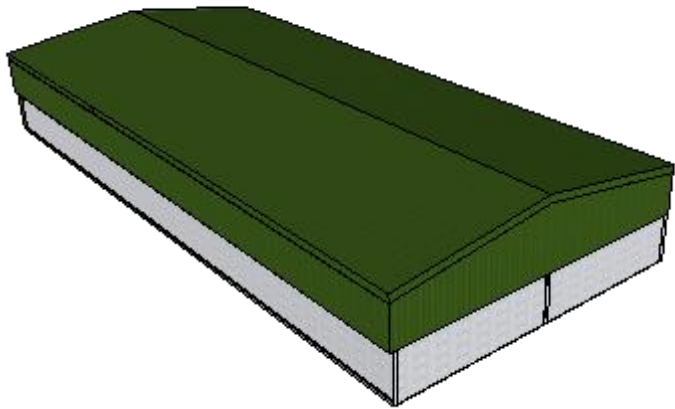


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Southern Elevation
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2 x 26/32mm hole nest boxes (e.g. Schwegler 1b) should be installed at a minimum height of 3m in a northerly aspect.

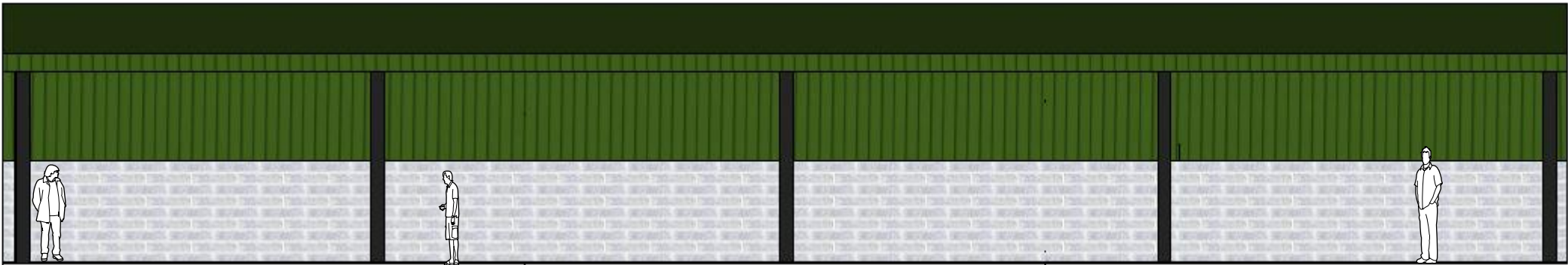


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Northern Elevation
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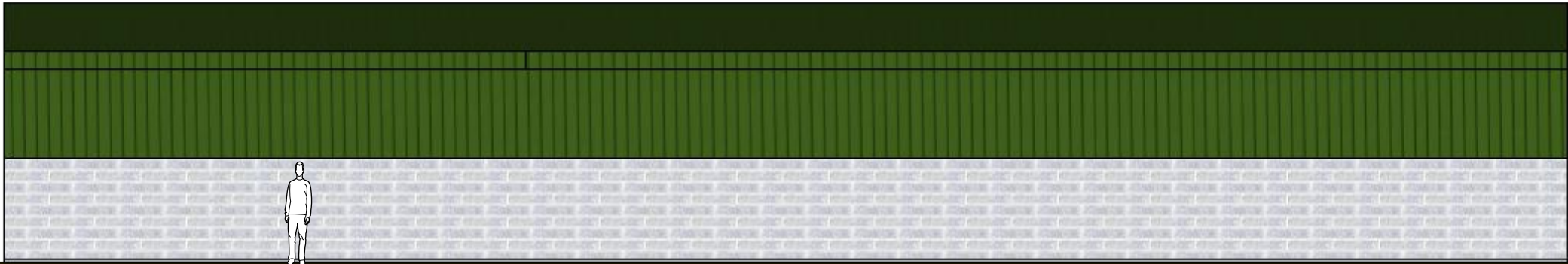


2 x Swallow cups should be installed on the interior of the building at eaves height within an open and accessible area. The proposed 3D plans suggest that one side of the building will be open, providing an ideal placement. It is recommended that a range of woodcrete boxes are erected on and in the new building to provide an enhancement for passerine birds, and a selection of the following would be appropriate.

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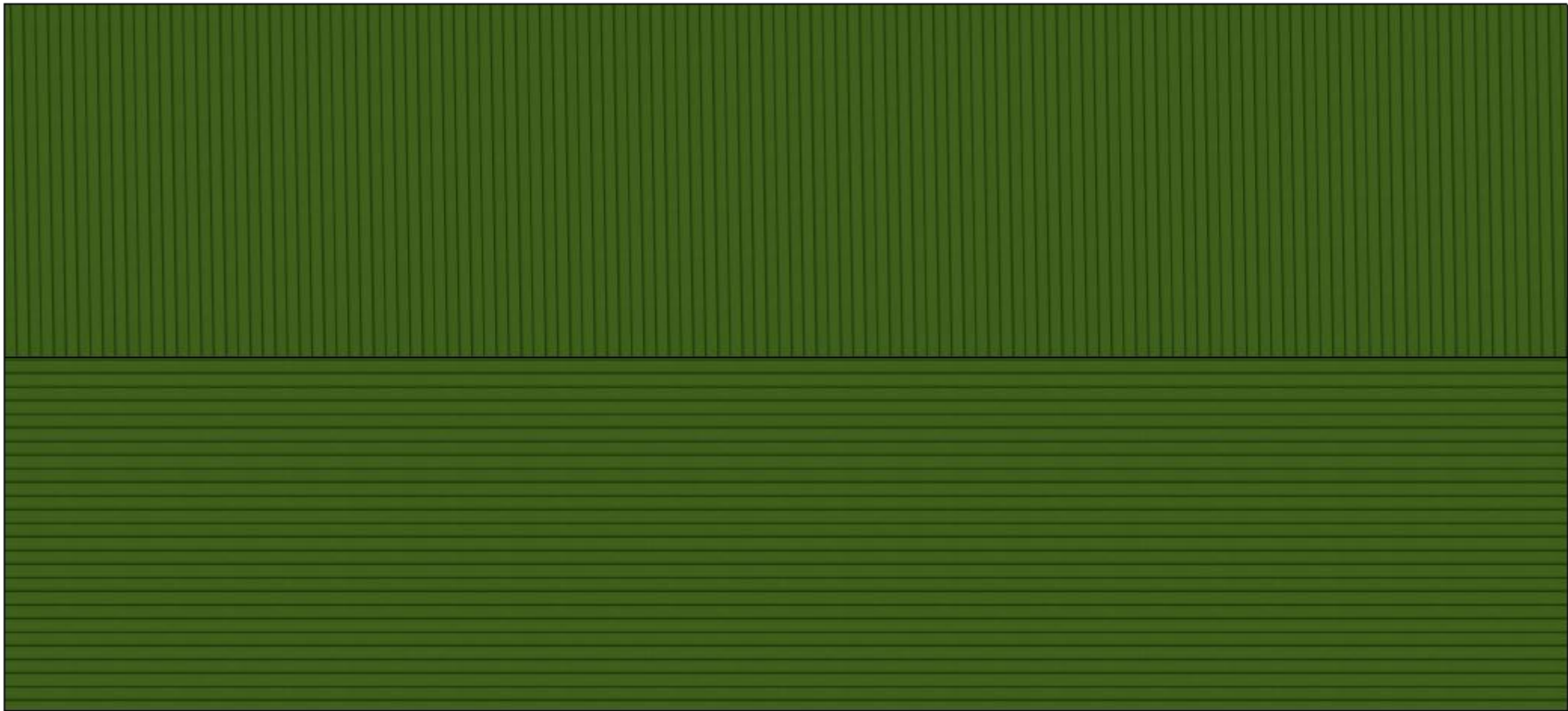


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5 Eastern Elevation
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A
6 Western Elevation
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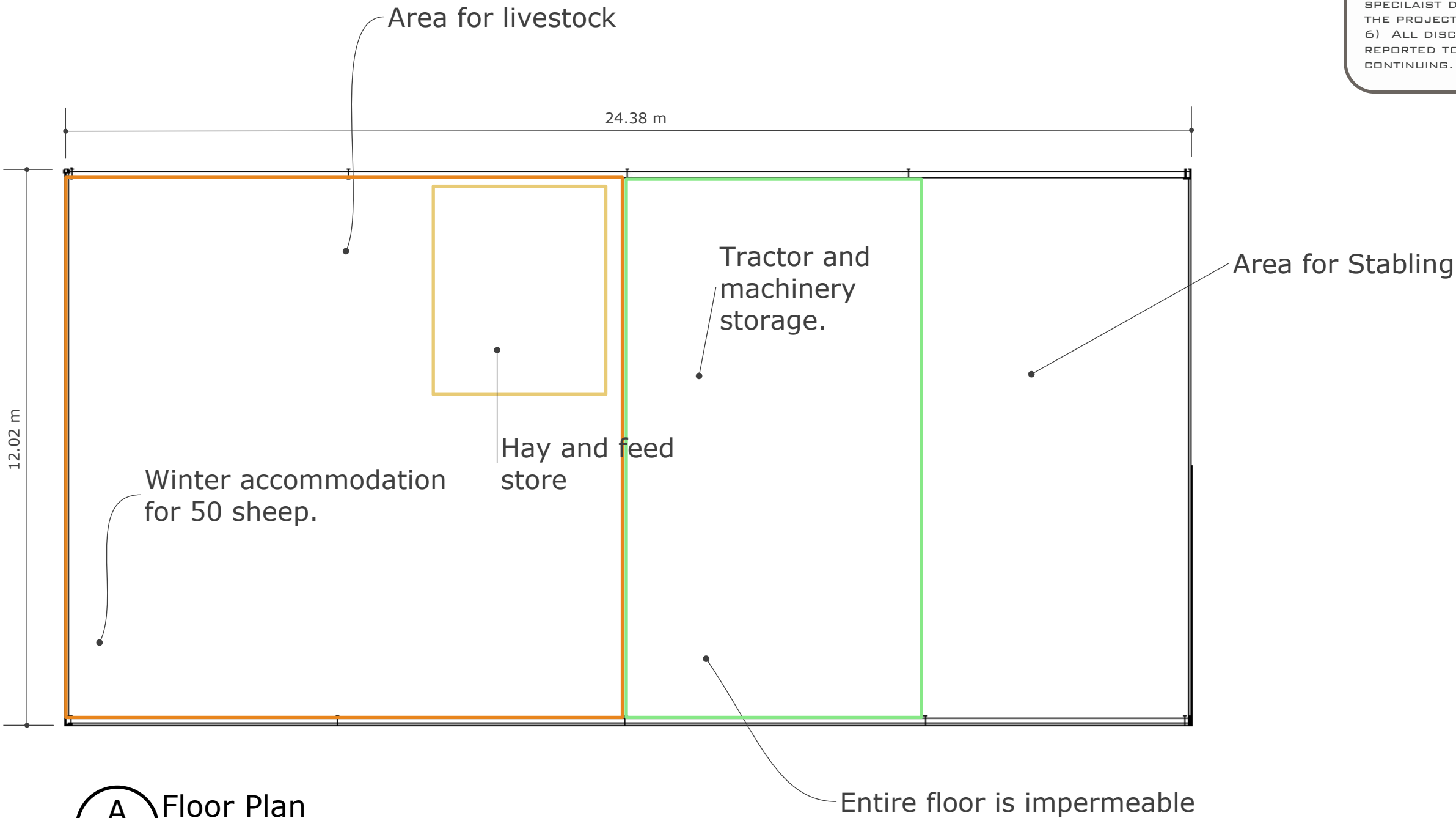


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Roof Plan

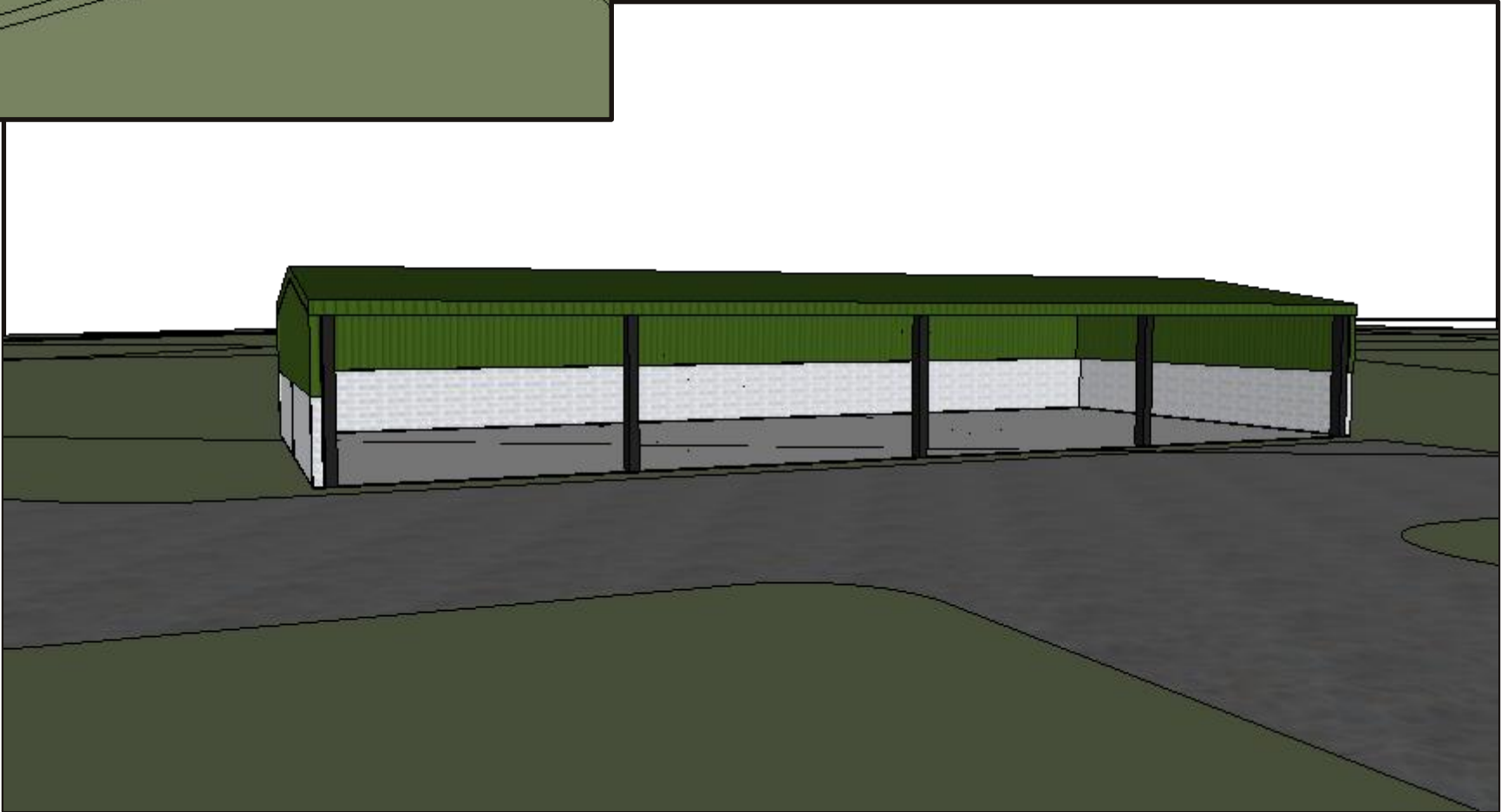
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A Floor Plan
8 1:100

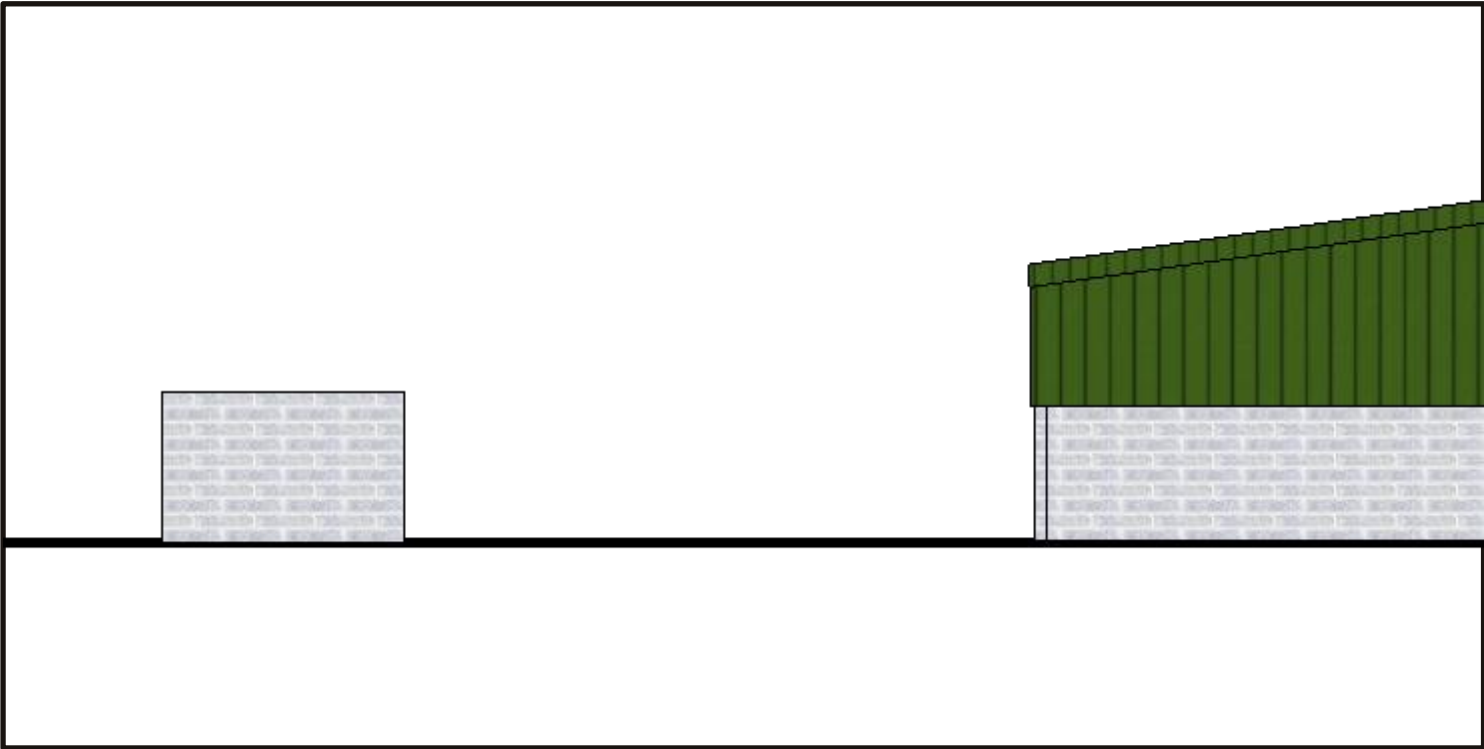
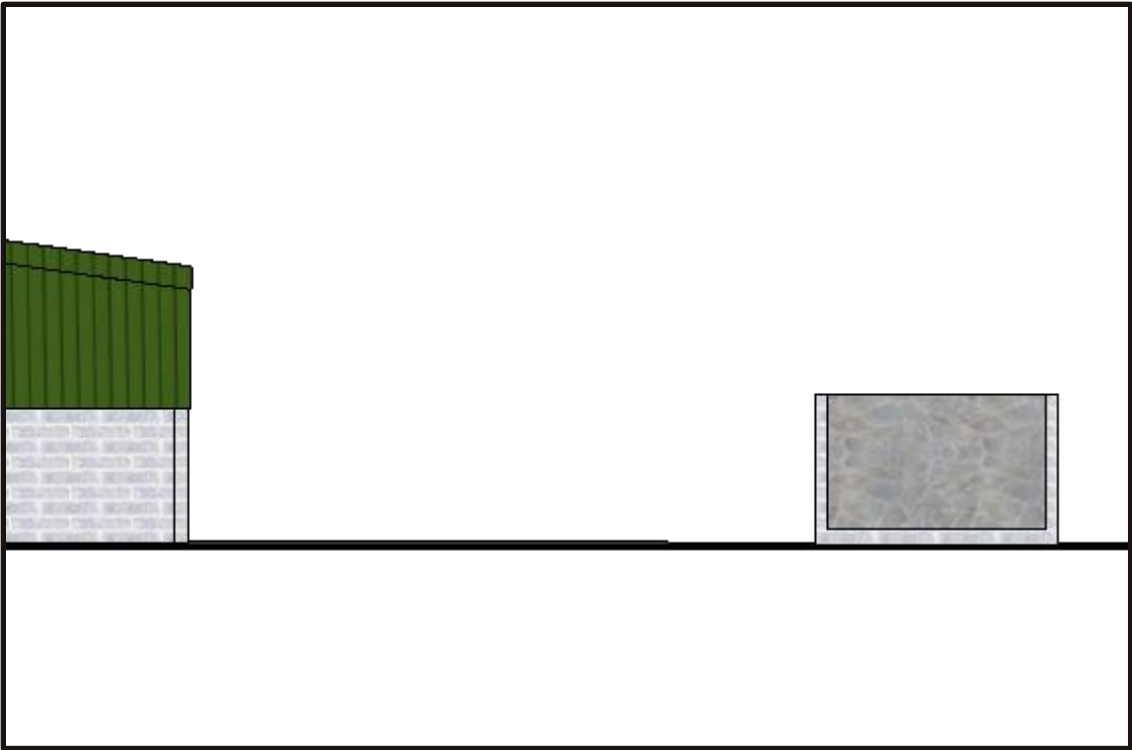
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9 Manure Storage Area
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1. Land Management Plan – Brymbo Road, Bwlchgwyn

Location: Land adjacent to Brymbo Road, Bwlchgwyn, Wrexham, Wales
Proposed Use: Grazing and welfare of sheep and horses.
Climate Considerations: Exposed to upland winds; risk of wet conditions in winter.

A. Objectives

- Maintain healthy pasture for grazing livestock.
- Prevent overgrazing and soil degradation.
- Support biodiversity and natural habitat value.
- Ensure sustainable nutrient cycles through effective manure management.
- Protect local watercourses from nutrient run-off.

B. Grazing Management

Stocking Rates

- Sheep: Approx. 6–7 ewes per acre in summer, reduced in winter.
- Horses: 1 horse per 1.5–2 acres to avoid poaching and overgrazing.
- Adjust numbers seasonally depending on pasture growth.

Rotational Grazing

- Divide pasture into at least 3–4 paddocks using temporary or permanent fencing.
- Rest grazed paddocks for 3–5 weeks to allow grass recovery.
- Move animals before grass is grazed below 5 cm.

Pasture Improvement

- Overseed with appropriate perennial ryegrass and clover mix every 2–3 years.
- Soil test every 3–5 years to monitor pH (target 6–6.5) and nutrient levels.
- Apply lime or permitted organic inputs as needed.

C. Animal Welfare

- Provide constant access to clean water (mains-fed troughs or natural source with protection from contamination).
- Shelter via natural hedgerows, field shelters, or access to stable.
- Regular parasite control programme in consultation with a vet.
- native trees (e.g., hawthorn, rowan) for windbreaks and wildlife benefit.

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C. Animal Welfare

Provide constant access to clean water (mains-fed troughs or natural source with protection from contamination).

Shelter via natural hedgerows, field shelters, or access to stable.

Regular parasite control programme in consultation with a vet.

D. Habitat & Environmental Protection

Maintain and improve hedgerows for shelter and biodiversity.

Avoid grazing wet ground in winter to prevent poaching.

Keep a 5 m buffer strip ungrazed along any watercourses.

Plant additional native trees (e.g., hawthorn, rowan) for windbreaks and wildlife benefit.

2. Organic Manure Management Plan – Brymbo Road, Bwlchgwyn

Purpose: To store, handle, and apply manure from sheep and horses in a way that meets NVZ regulations (if applicable) and protects soil and water quality.

A. Manure Sources & Quantities

Sheep: Approx. 0.5 t manure/ewe/year.

Horses: Approx. 12–15 t manure/horse/year (including bedding).

B. Storage

Type of Storage

For horse manure and bedding:

Covered muck heap on hardstanding with sealed base to prevent leachate.

For sheep yard manure (if yarded in winter):

Covered storage or field heap on a suitable site.

Siting Rules

Minimum 10 m from watercourses and field drains.

Minimum 50 m from wells or boreholes.

Avoid storing on steep slopes or compacted ground.

Leachate Management

Channels to divert clean water away from heap.

No contaminated run-off allowed to enter drains or watercourses.

C. Application to Land

Timing

Apply manure during the growing season (March–September ideally).

Avoid application when:

Ground is waterlogged, frozen, or snow-covered.

Heavy rain is forecast within 48 hours.

Spread evenly to avoid nutrient hotspots.

Methods

Use a muck spreader for even distribution.

Incorporate into soil within 24 hours where practical on arable ground.

On pasture, apply to rested paddocks and allow minimum 3–4 weeks before grazing.

D. Record Keeping

Keep annual records of:

Quantities and sources of manure produced.

Dates and locations of spreading.

Soil analysis results.

E. Environmental Protection

Prevent run-off into Brymbo Road drainage ditches.

Follow NRW Farming Rules for Water.

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