PROPOSED SITING AND USE OF ONE STATIC CARAVAN AND ONE TOURING CARAVAN AT GATES FARM HOLLY BUSH BANGOR ON DEE WREXHAM LL13 0BG (RETROSPECTIVE) FOR THE PURPOSE OF THE MANAGEMENT OF A POULTRY FARM

DESIGN AND ACCESS STATEMENT

THE PROPOSAL (Retrospective)

The existing farm buildings, land and adjacent dwelling house were purchased at auction from Wrexham Council in its current run down state.
The buildings were all in a dangerous dilapidated state in need of considerable renovation.
There were three caravans in existence within the site when the Council sold the farm.

Following the purchase of the farm, the applicant decided to make use of the farm buildings by allowing the development of a poultry farm within the existing buildings which were repaired for this purpose. There are also plans for the growing of vegetables. This is a now a registered poultry farm. The CPH number for this poultry farm is 56/247/0021
reference number A0079578

In order to manage the poultry farm and vegetable growing safely efficiently and effectively, the applicant provided an opportunity to three special needs persons who had a keen interest and knowledge of poultry, especially chickens. For health and welfare the poultry, It was necessary for the farm to be staffed on a 24 hour basis requiring personnel to be available at all times especially during hatching periods.

There was no suitable accommodation or facilities on the farm that could be used for this purpose, therefore, the applicant allowed the siting and use of one static caravan and one touring caravan to be located within the farm adjacent to the existing buildings.
As there were previously three similar caravans on the site during the Councils ownership, it was considered reasonable to remove the dilapidated caravans and provide a similar facility to accommodate personnel working at the farm.
It was important, and a legal requirement, to provide an adequate safe facility for the personnel who would manage the poultry and vegetable farm

The applicant considered that he was providing a valuable opportunity to three people who would otherwise be unemployed. An initiative it is hoped will be encouraged and supported by Wrexham Council.

The applicant also considered that improving and making use of otherwise unsafe and run down buildings, and having a 24 hour presence on the farm would improve the security in the area.

Accessibility

The farm is accessed utilising the existing access

Environmental Sustainability

The proposal is to improve and bring up to standard the existing farm buildings, making use of the buildings with no detrimental impact whatsoever on the surroundings.

Character

The buildings do not have significant architectural merit, and any changes or improvements will Have a minimal impact on appearance.

Community Safety

The continued use of the farm with personnel on site 24/7 will improve the general security of the surrounding area,

Movement to, from and within the development

The continued use of the site as a poultry farm with personnel living at the farm will allow access to the shops, public houses and other amenities close by at Bangor on Dee.