

**JUSTIFICATION/SUPPORTING STATEMENT FOR PROPOSED CONVERSION OF FORMER KENNELS TO FORM
GARDENING AND SITE SECURITY/MAINTENANCE ACCOMMODATION**

Plas Nantyr, Nantyr LL20 7DD.

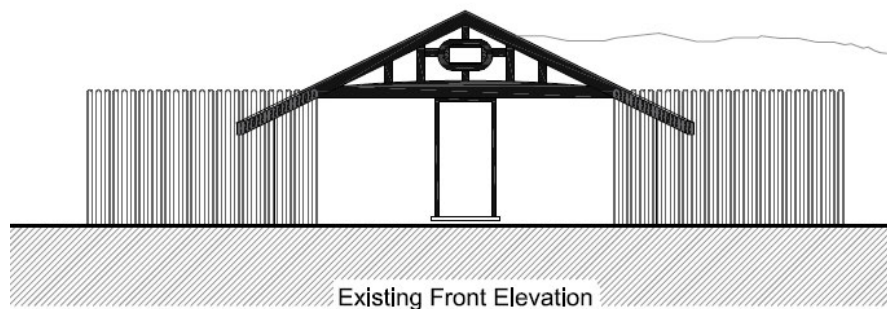
This statement accompanies the full planning application for the conversion of the existing kennels to form accommodation for the gardener/site security/maintenance person.

Plas Nantyr Estate is approximately 2500 acres, with 700 sheep and 120 cattle.
Plas Nantyr has extensive gardens and grounds.

The employee destined to live in the converted kennels would **not** be carrying out any agricultural activity for the farm (ie **not employed as an agricultural worker**) - they would be employed as:

groundskeeper and gardener
caring for pet dogs, cats, and horses
cutting and storing/seasoning logs for Plas Nantyr
clearing gutters and drains on Plas Nantyr and its outbuildings
maintaining 90 bird boxes
ensuring the security of Plas Nantyr and its outbuildings against both criminal and weather related (freezing, burst pipes etc) threats, particularly during the absence of the owner.

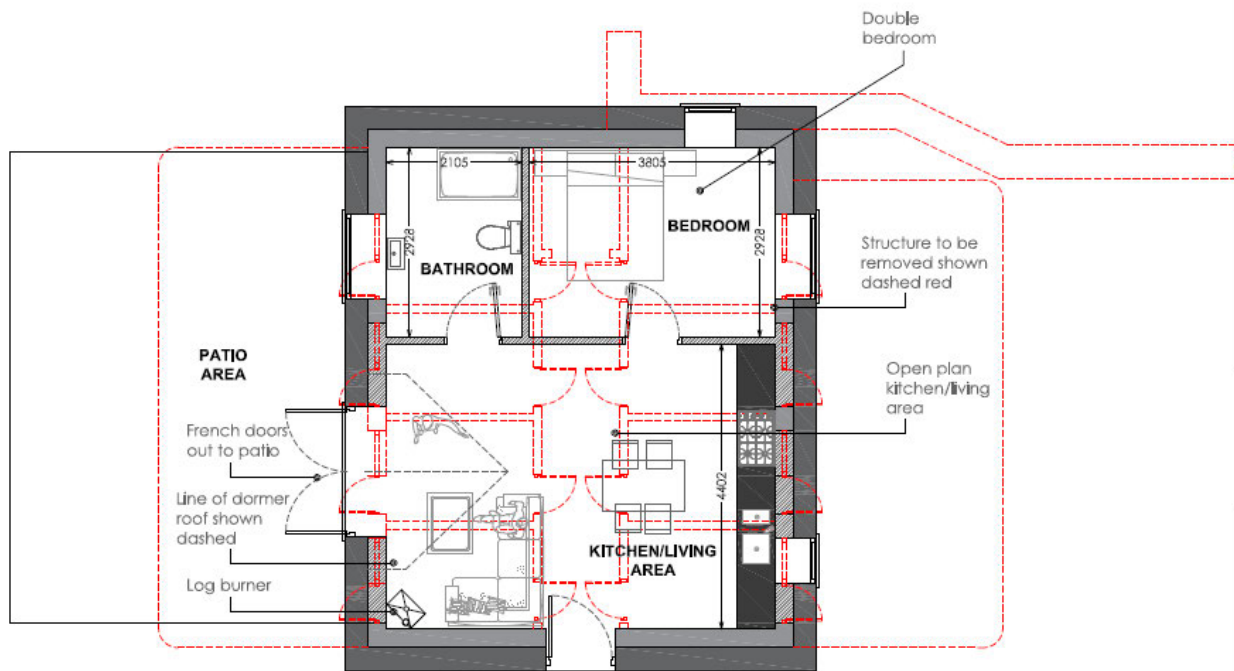
The proposal involves the conversion of the former kennels to form accommodation for the gardener/site security/maintenance employee.



The Proposal:

The proposal will have 1 no. bedroom, bathroom, living area with kitchen/diner.

The proposal will use natural materials such as stone cladding for the walls, natural slate for the roof and muted grey windows and doors. The proposal measures 8.5m x 7m with a height 3.9m to the roof ridge and provides biodiversity mitigation such as the placement of bat and bird boxes within the immediate vicinity and upon the walls of the proposal.



Proposed Floor Plan

