WREXHAM CO-BO COUNCIL
PLANNING DEPARTMENT
LAMBPIT STREET
WREXHAM
LL11 1AR.

4TH FEBRUARY 2026.

F.A.O. LAUREN ROBINSON – ECONOMY & PLANNING

DEAR MADAM, REF: PROPOSED CONSTRUCTION OF A NEW AGRICULTURAL HAY / STORAGE BARN AT LITTLE CLOY FARM UNDER AGRICULTURAL P.D. RIGHTS.

FURTHER TO EARLIER ADVICE GIVEN REGARDING THE CONSTRUCTION OF A NEW MACHINERY BARN IN 2025, PLEASE FIND ENCLOSED A COMPLETED 'PRIOR NOTIFICATION' APPLICATION FOR A SIMILAR PROPOSED NEW HAY/STORAGE BARN ON AN ADJACENT SITE.
AS YOU WILL NOTE IN ACCORDANCE WITH NATIONAL POLICY GUIDELINES AND LOCAL PLANNING GUIDANCE NOTES THE PROPOSAL IS FOR A TIMBER FRAMED AND CLAD BUILDING TO MATCH THE RECENT ADJACENT BARN AND OTHER FARM BUILDINGS.
THE BUILDING FOOTPRINT IS AREA 4.5 x 14.4M IN PLAN AND THE OVERALL HEIGHT 4.0M TO GIVE AN EAVES HEIGHT SUITABLE FOR TRACTOR ACCESS.

- THE PROPOSED SITE AND EXISTING SCREEN INFRASTRUCTURE:-

THE PROPOSED SITE IS SHOWN ON DRAWING 324/F.B./SL01 'C' - SITE PLAN 1:200 SCALE AND LOCATION PLAN 1:2500 SCALE, AND IN SITE PHOTOGRAPHS NOS 1.-3. ITS POSITION HAS THE BENEFIT OF ESTABLISHED TREE/HEDGE SCREENING AND IS BASED ON THE EXISTING STONE FINISH OF THE 'MACHINERY YARD'.

NO TREE OR HEDGE PLANTING WILL BE DISTURBED BY THIS PROPOSAL AND IN ORDER TO AVOID ANY TREE ROOT DAMAGE THE FOUNDATION WILL BE OF A 'PAD & BEAM' DESIGN, EXACTLY AS THE RECENT BARN IN 2025.

THE SURROUNDING HEDGEROWS ARE ALREADY HEAVILY PLANTED AND HAVE BEEN ESTABLISHED OVER TEN YEARS. THE PROPOSED SITE IS ALSO ADJACENT TO A 2ACRE 'SET-ASIDE' PARKLAND WITH 'GREEN CORRIDOR' LINK ALL AS SHOWN IN SITE PHOTOGRAPHS.

THE BUILDING DESIGN IS FULLY DETAILED IN DRAWING 324/F.B./03 WITH TIMBER FRAME AND HORIZONTAL 'WEATHER-LAP' BOARD CLADDING TO EXACTLY MATCH THE ADJACENT BARN CONSTRUCTED IN 2025.

- NET BIODIVERSITY BENEFIT:-

THE PROPOSED SITE IS WITHIN AN EXISTING FARM MACHINERY YARD WITH COMPACT STONE FINISH. NO TREES, SHRUBS OR GRASSLAND WILL BE ADVERSELY EFFECTED BY THE PROPOSED WORKS.

THE PROPOSED BUILDING FOUNDATIONS WILL BE OF A 'PAD & BEAM' DESIGN SO AS TO AVOID DAMAGING EXISTING TREE ROOTS.

THE PROPOSED NEW BARN BEING OF ALL TIMBER STRUCTURE & CLADDING WILL BE COMPATIBLE WITH ITS

SURROUNDINGS AND THE LOCAL HABITAT. IT WILL BE CONSTRUCTED IN SECTIONS 'OFF-SITE' AND ASSEMBLED ON SITE IN 1-2 DAYS FROM THE EXISTING HARDSTANDING.

BY WAY OF MITIGATION AND IN KEEPING WITH ECOLOGICAL IMPROVEMENTS TO THE SITE, TO ACHIEVE A NET GAIN, IT IS PROPOSED TO PLANT AN EIGHT TREE CIRCLE TO THE EAST END OF THE 2 ACRE SET-ASIDE, LOCATION AS SHOWN ON THE SITE LOCATION PLAN DRG. 324/F.B./SL01/C1.

I THEREFORE TRUST THAT YOU WILL FIND THESE PROPOSALS ENTIRELY SATISFACTORY AND LOOK FORWARD TO RECEIPT OF APPROVAL IN DUE COURSE.

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