Agricultural Justification Report and Planning Statement

Proposed Agricultural Storage Building (432 sq.m)

Hen Hafod Farm, Nantyr, Llangollen, LL20 7DD

Holding: 61 hectares – Upland Sheep Farm

Applicants: [redacted]

1. Introduction

This statement supports a Prior Approval application for the construction of a new agricultural storage building on a 61-hectare upland sheep farm operated by [redacted]. The building is required to securely house essential farm machinery and equipment used in the day-to-day running of the holding. The proposal falls within the scope of agricultural permitted development under Part 6, Class A of the GPDO (Wales).

2. The Agricultural Unit

- Total holding: 61 hectares
- Enterprise type: Upland sheep farm
- Stock numbers: 250 breeding ewes, plus followers
- Labour: Two full-time farmers ([redacted]), both employed full-time on the holding
- Location: Isolated rural site, west of Glyn Ceiriog, southwest of Llangollen. Located within Wrexham County.
- Existing buildings: Used to full capacity, requiring that some equipment is stored off site in rented farm buildings.

The holding exceeds the 5-hectare threshold for Class A agricultural permitted development.

3. Nature of the Agricultural Enterprise

The farm is a traditional upland sheep enterprise requiring:

- Regular movement of livestock across dispersed fields
- Use of tractors, tele-handler and trailers for feeding, bedding, fencing, and land management
- Machinery for grassland maintenance, hedge cutting, etc., (topper, mower, harrow, roller, hedge cutter, etc.)
- Equipment for handling, transporting and managing livestock

The enterprise is wholly agricultural, with no equestrian, commercial or domestic non-agricultural uses.

4. Operational Need for the Building

The proposed building is required to securely store high-value machinery essential to the functioning of the farm, including:

- Tractors
- Tele-handler
- Stock trailer
- General purpose trailer
- Topper and grassland equipment
- Hedge cutter
- Tools, fencing materials and other operational equipment

Key operational drivers for the building:

- Security: High-value machinery is currently stored externally, increasing risk of theft and vandalism. Some equipment is stored off site in rented farm buildings situated at Chirk, Wrexham.
- Weather protection: Machinery stored outdoors suffers accelerated wear, corrosion and reduced operational life.
- Efficiency: Centralised storage reduces time spent moving machinery between fields and improves operational workflow.
- Biosecurity: Secure internal storage reduces contamination risks and improves separation of clean/dirty equipment.
- Safety: Proper indoor storage reduces risks associated with unsecured machinery and equipment on an active livestock unit.

The building is therefore reasonably necessary for the purposes of agriculture on this unit.

5. Size and Scale Justification

- Proposed floor area: 432 sq.m
- Eaves height: 4.6 m
- Ridge height: 7.1 m

The size is proportionate to the machinery and equipment operated on a 61-hectare upland farm. The height is required to accommodate:

- Tele-handler boom clearance
- Tractor cab height
- Bale stacking and equipment storage
- Safe manoeuvring of machinery within the building

The building is within the 12 m height limit under Class A and below the 465 sq.m Prior Approval threshold.

6. Siting, Design and Layout

The building is sited in an isolated rural location, adjacent to existing farm buildings, away from residential properties and not within the curtilage of a dwellinghouse. The proposed location:

- Integrates with existing farm access. No changes are required to existing access arrangements.
- Minimises visual impact. The building replicates the style, materials and colours of adjacent buildings
- Avoids sensitive receptors
- Provides operational efficiency for machinery movements
- Does not affect any public rights of way, highways, heritage assets or designated landscapes

Materials are typical of modern agricultural buildings and replicate adjacent buildings:

- Steel profile cladding finished in slate blue above prefabricated concrete wall panels
- Fibre-cement roof – light grey
- Galvanised metal access gates and personnel door – metal grey
- Colours selected to reduce visual prominence and to match existing farm buildings

The proposed building stands perpendicular to the existing buildings and sits within a level quarried site.

The design and appearance are consistent with rural agricultural character.

7. Environmental Considerations

- No livestock will be housed in the building.
- No impact on hedgerows, trees or ecological features.
- No manure or slurry storage.
- Surface water will drain to existing permeable ground.
- No flood risk or contamination issues.

8. Compliance with Part 6, Class A

The proposal meets all criteria for agricultural permitted development:

- Agricultural unit being greater than 5 hectares

- Building for agricultural storage purposes
- Floor area less than 1,000 sq.m
- Height less than 12 m
- Not within curtilage of a dwellinghouse
- Not for livestock
- Prior Approval required for siting, design and appearance

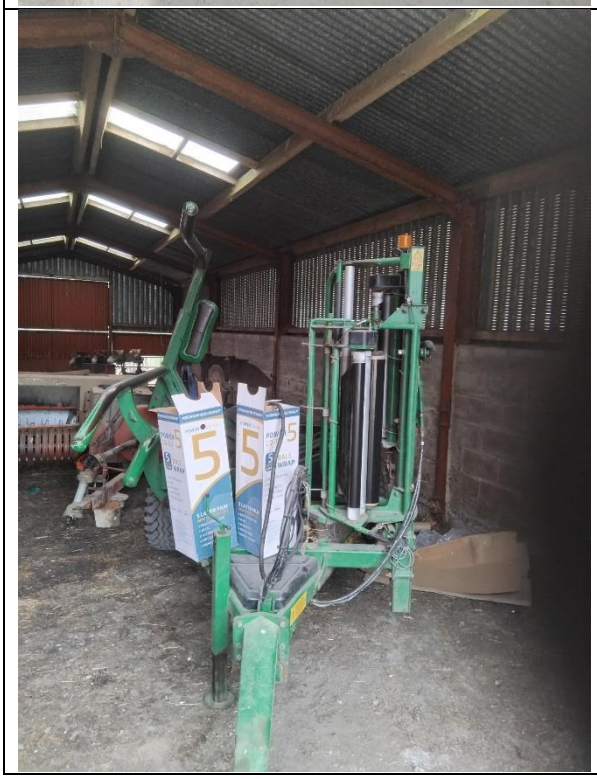
9. Conclusion

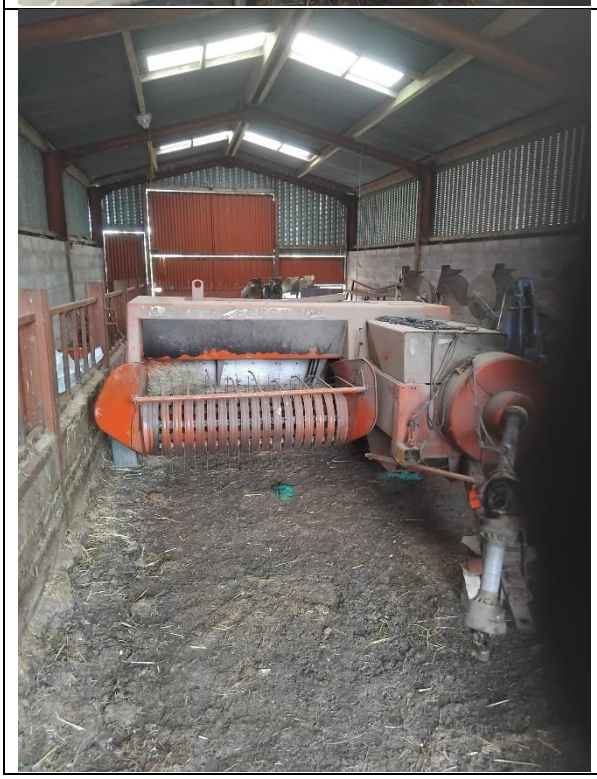
The proposed 432 sq.m agricultural storage building is reasonably necessary for the efficient and secure operation of a 61-hectare upland sheep farm. The scale, design and siting are appropriate and fully compliant with Part 6, Class A of the GPDO. The building will significantly improve security, operational efficiency and machinery protection for the Edwards family's farming enterprise.

This justification demonstrates that the proposal is a legitimate and proportionate agricultural development suitable for approval under the Prior Approval process.

Images of site and existing buildings

	Existing buildings
	Straw and trailer stored outside

	Interior of existing building
	Farm machinery stored in existing building

	Farm machinery stored in existing building
	Farm machinery stored in existing building

	Machinery stored externally due to lack of storage space
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