

Re-submission of Planning Application for Conversion of Redundant Agricultural Buildings into Care Home at Llanellen Court, Llanellen, Abergavenny

**Original Planning Permission ref: DC/2008/01305 dated December 2009.
Expired in 2014.**

Re-submission dated: September 2021

INTRODUCTION

The conversion of the existing redundant Poultry Unit buildings into a Care Home at Llanellen Court has already been granted Planning Permission MCC Approval ref: DC/2008/01305 dated: Dec 2009.

The Planning Permission expired in 2014.

This current Planning Application is the re-submission of the Approved Plans and all application documents previously approved.

Since the original Planning Permission for the Care Home Conversion it should be noted that the new 7.1m wide tarmac surfaced access road has been fully completed at Llanellen Court (Access Road Planning Approval ref: DC/2008/01304 Extant)

The new access road construction is complete and includes a tarmac surfaced 1.8m wide footpath link between the application site and the main A4042.

The completed access road junction onto the A4042 was inspected and approved by the Welsh Assembly Government.

STRUCTURAL ENGINEERS REPORT

The following Structural Engineers report was submitted with the original Planning Application Approval ref: DC/2008/01305 dated December 2009.

Although the Structural Engineers report is dated May 2008 a recent full internal & external inspection has been carried out by Glynn Buckle MCIAT ACIOB and the buildings are still structurally sound and are readily capable of conversion.

Although the external timber boarding and roof sheets are weathered these are to be replaced as part of the Conversion proposals. Details of the new external finishes and specification of the conversion are specified in detail in The Method Statement submitted with the original application (and re-submitted as part of the current application)

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POULTRY SHEDS AT LLANELLEN COURT

**REPORT OF STRUCTURAL SURVEY
FOR
PLANNING PERMISSION**

for

Morspan Holdings Ltd

14 May 2008

This report has been produced for the sole use of Morspan Holdings Ltd and the architect applying for planning permission on the above property. It is not to be shown to any third party without the written consent of the writer. Any third party uses this report at their own risk.

1.0 INTRODUCTION

- 1.1 I was instructed by Morspan Holdings Ltd on 17/4/08 to carry out a structural survey to the Poultry Sheds at Llanellen Court.
- 1.2 Morspan Holdings Ltd is the owner of Poultry Sheds at Llanellen Court and has engaged Buckle and Chamberlain to advise them on the conversion of the various barns on the farm for changes of use. It is the policy of the County Council to request a structural survey for the conversion of redundant structures.
- 1.3 This report covers the main structural elements ie roof and walls with regard to their overall stability and the degree of any repair or rebuilding that will be required.
- 1.4 The property was surveyed on 23/4/08.

2.0 LIMITATIONS OF SURVEY

- 2.1 The purpose of this survey is to identify the condition of the structure and to recommend any necessary remedial work or further investigations.
- 2.2 The survey was limited to a visual examination of the structure. No rendering or fixed decoration was removed and no excavation was undertaken to expose any concealed element.

3.0 THE PROPERTY

- 3.1 There are three former poultry sheds that are now empty that are proposed to be converted to offices or nursing accommodation. Two sheds are of timber frame construction whilst the third is of steel portal frames.

4.0 TIMBER FRAMES

- 4.1 Two sheds have timber frames at about 4.5 m ccs. The rafters are 230 mm deep and 75 mm wide. They are supported at the walls by 300 mm deep by 14 wide posts. There similar size posts spaced 1.4 m from the ridge line.
- 4.2 The existing timber frames appear to be stable and have supported the dead and imposed snow loads satisfactorily since they were constructed. There is greater than expected deflection in some of the main rafters. As they do not support brittle finishes this is not of great importance. There is one area of failure of the rafter/post connection but this appears to be do to water ingress through a hole in the roof rather than to any overloading.
- 4.3 Calculations have shown that strengthening of the timber frame is required to support the new loadings from the conversion. It is considered relatively simple to provide cross beams that span between the walls of the new rooms to give extra support to the rafters. A computer analysis to verify this is appended to this report.

5.0 STEEL FRAME

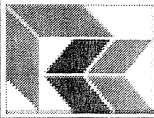
- 5.1 The third shed has a steel frame again with internal supports to the steel rafters. Analysis shows that his is much stiffer than the timber frames and that the steel work is able to accept the new loadings without any strengthening. Bracing would be required to the roof and wall elevations to give it stability in the longitudinal direction.

6.0 CONCLUSION

- 6.1 The existing timber and steel frames are stable in their current condition. The timber frame will need quite simple strengthening to support the proposed loads. The steel frames are stable against the current and the proposed loads with extra bracing needed.



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Job No

08087

Sheet No

1

Rev

Part roof support truss

Job Title Llannellen poultry sheds

Ref

By

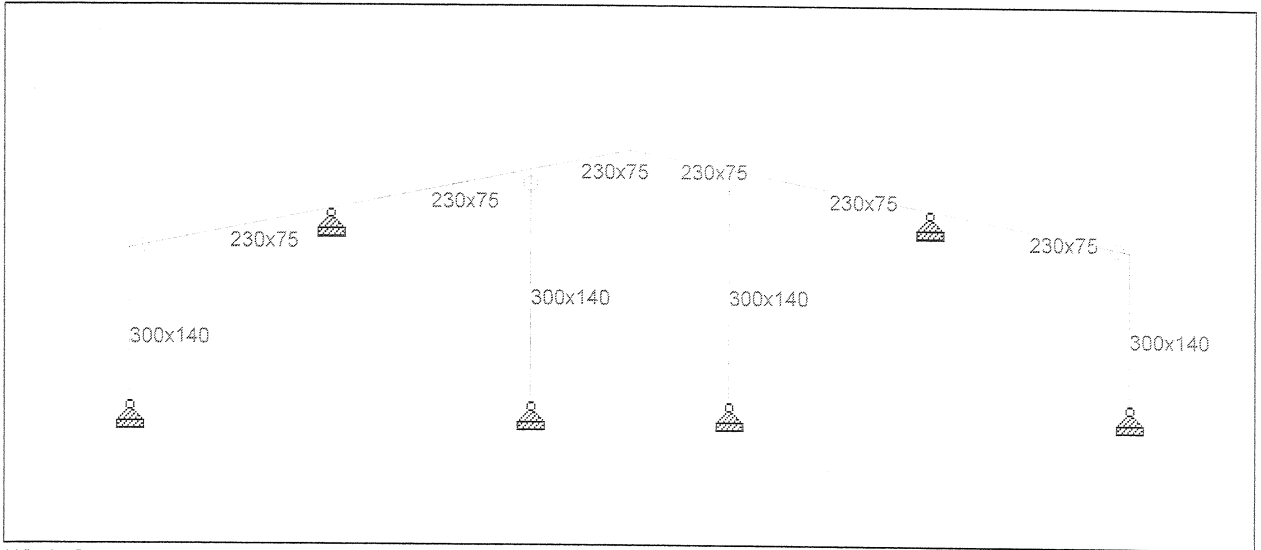
Date 23-04-08

Chd

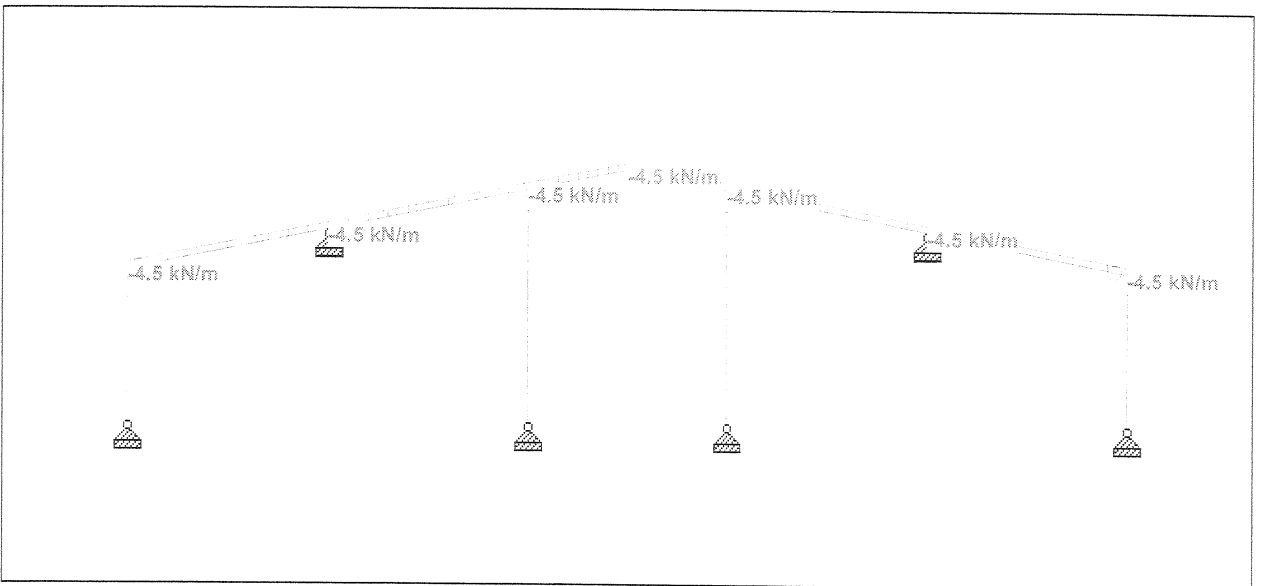
Client Morspan

File llannellen pltry t2.psa

Date/Time 23-Apr-2008 12:44



Whole Structure



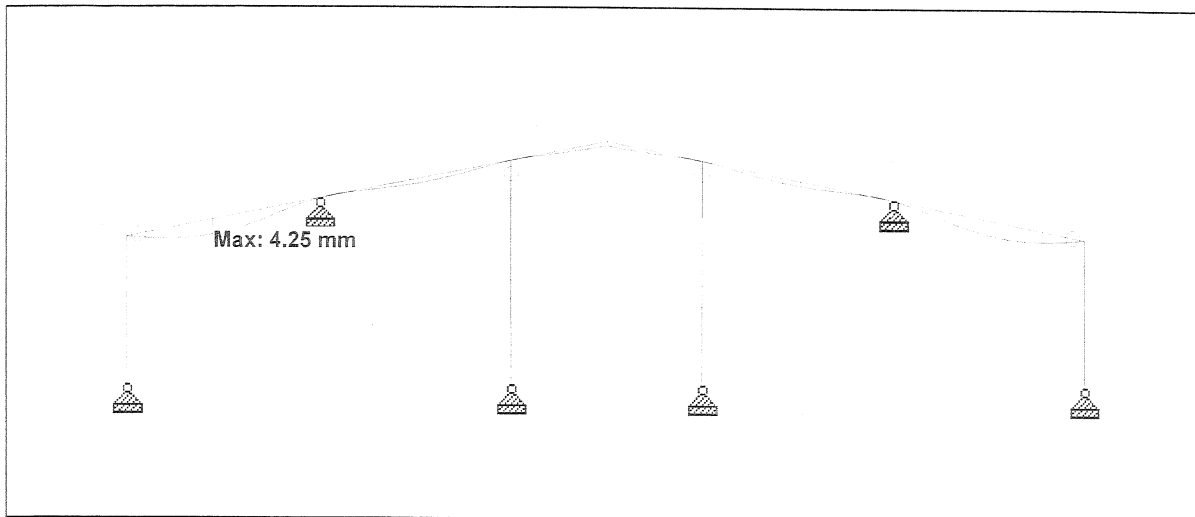
Whole Structure



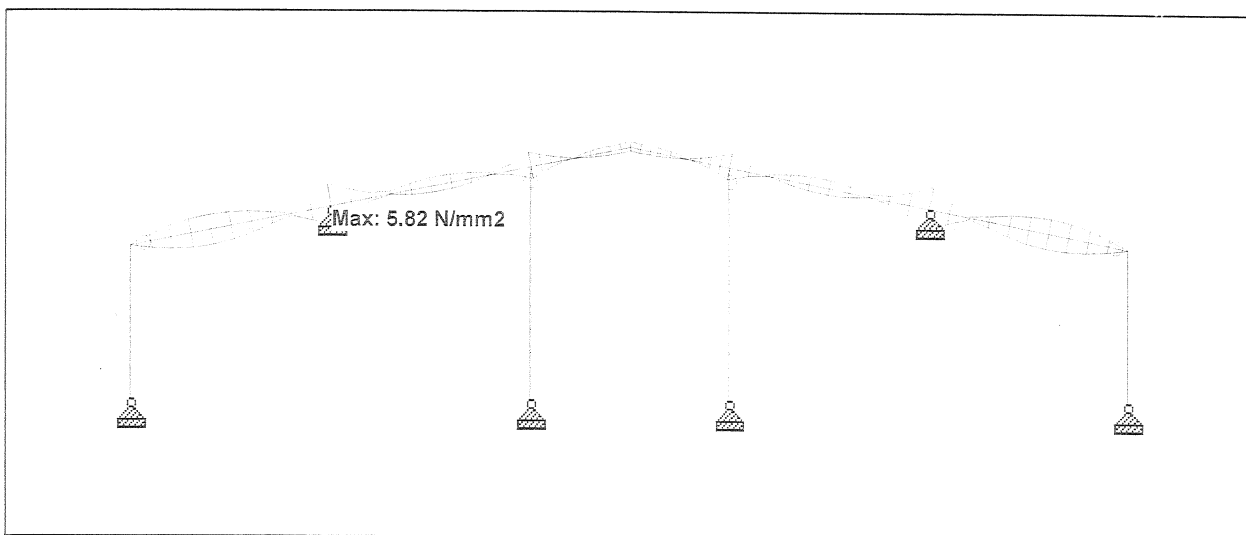
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Job No	08087	Sheet No	2	Rev	
Part	roof support truss				
Ref					
By		Date	23-04-08	Chd	
Client	Morspan	File	llanellen pltry t2.psa	Date/Time	23-Apr-2008 12:44



Whole Structure Displacements 20mm:1m DL1: Dead Live



Whole Structure Stress 2e+007mm:1m DL1: Dead Live