



PLANNING STATEMENT

Planning application for the erection of a Silage Clamp at Dolobran Hall on behalf of JM Evans & Partners

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1. Introduction

This Planning Statement shall consider planning matters in relation to the erection of a silage clamp at Dolobran Hall, Pontrobert.

The statement includes information necessary to comply with the requirements of Planning Policy Wales (Edition 11, 2021), Technical Advice Note 5: Nature, Conservation and Planning (2009), Policies DM2 and SP7 of the Powys Local Development Plan (2018), and Supplementary Planning Guidance: Biodiversity and Geodiversity (Adopted October 2018) and Schedule 6 of The Water Resources (Control of Agricultural Pollution) (Wales) Regulations 2021.

2. Proposal

Messrs Evans proposes to apply for planning permission in relation to the erection of a silage clamp that will be sited next to the current farm buildings and be seen as natural extension.

The proposed clamp will measure 35.00m x 26.00. Constructed of precast concrete panels/ mass concrete shuttered walls to 3.60m on the North, East and South elevations and an open West elevation.

The clamp will be constructed to comply with SSAFO Regulations. It will have an impermeable base that will extend beyond the silage clamps walls. It will be constructed of concrete, which will comply with British Standard EN 1992-1-1:2004+A1:2014. Further to this, the clamps concrete walls will be constructed to comply with British Standard 5502-22:2003+A1:2013.

There will be an impermeable, draining collection channel around the edge of the floor slab, outside the clamp's walls, which will flow into an effluent tank through UPVC sewer pipes.

The effluent tank, underground will be capable of lasting 20 years without maintenance.

The capacity of the silage clamp will be approximately 3,276m³ (35.00m x 26.00m x 3.60m) meaning the tank will need to hold a capacity of 41,900 Litres, for convenience a 50,000-litre tank will be installed.

The development will be screened by the existing buildings and surrounding farmland and therefore will not be easily visible from most public vantage points. Therefore, it is felt that landscaping works are not necessary. However, should the council feel, that landscaping will be required we will be happy to provide a detailed landscaping scheme.

3. Access and Vehicle Movements

When operational the building will not generate any additional movements onto the County Highway. The building will be accessed via the current farmyard entrance.

4. Conclusion

With reference to the details including within the statement, the proposal is considered fully compliant with all relevant national and local planning policies.

The proposed is considered subordinate and in keeping with the existing built form on the application site. It lies adjacent to the existing agricultural buildings, and therefore is seen as a natural extension to the existing farmyard and given its underground, there is no built development above ground.

There are little public vantage points, and from those it will be seen in connection with existing buildings.

It is therefore respectfully requested that the application be given approval.