



## Planning, Design & Access Statement

<b>Proposal</b>	<b>Cover to an existing slurry store</b>
<b>Site</b>	<b>Pen Y Graig Trefglwys Caersws Powys SY17 5RG Grid Reference – SN 96096 90854 What3Words – contain.claim.ecologist</b>
<b>Client</b>	<b>Mr G Ledger</b>
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<b>Date</b>	<b>November 2023</b>

## **Introduction**

This design and access statement is submitted in support of a full planning application for the erection of an agricultural building (to cover an existing slurry store) at Pen y Graig, Trefeglwys, Caersws, Powys, SY17 5RG.

The proposed building will be of steel portal frame construction under a Box Profile Polyester Coated sheeted roof. The walls of the building shall feature the existing concrete panel walls to the North, the existing earth bund to the East and shall be open to the South and West.

The proposed building to the slurry store, will measure approximately 90ft x 40ft (27.43m x 12.19m), extending to 3600ft<sup>2</sup> (334.37m<sup>2</sup>)

The building will measure 3.96m to the eaves and 5.8m to the ridge.

The building's location is defined by the existing open slurry store area and hardstanding, which is enclosed on all sides with an earth bund and has a concrete floor already in place. The proposed building will have minimal effect on the overall landscape setting.

## **Context Analysis**

### **Site Location**

The application site is located to the south of the main farm complex at Pen Y Graig, with a county highway located to the south and a residential dwelling to the west of the site.

The approximate location of the application is highlighted in red below:



**Photograph 1** – Google Map Image highlighting the location of the application site.

### **Access**

Access to the site is currently obtained via the existing farm access which leads from the County Class III Highway, C2179. No alterations to this existing means of access to the site are proposed as part of this application.

### **Surroundings**

The site is situated within a rural location with other similar properties located within the nearby vicinity.

### **The Natural Environment**

The proposed construction works will not impact upon any existing buildings which are considered to have potential to support protected species, or affect any trees, hedgerows,

or ponds. The proposed development is of relatively low-ecological value and as such no ecological survey has been undertaken as part of this application.

### **Biodiversity Enhancement**

Biodiversity enhancement has been proposed in the form of 1SP Schwegler Sparrow Terrace and 1 Schwegler House Martin Nest 9A box as indicated on the proposed plans.

### **Public Right of Way**

There are no public rights of way near the proposed development. Therefore, it is not considered there would be any adverse impacts upon public rights of way as a result of the proposed development.

### **Flooding**

The Environment Agency's Advice flood maps indicated that the site is within flood zone A, an area with little or no risk of fluvial or coastal/tidal flooding.

### **Surface Water Disposal**

All roof water will be piped to 2 x 2000 litre IBC containers. These are to be used for feeding animals and washing down machinery. In addition once these reach 90% capacity, they will be swapped out and replaced with empty containers to ensure that there is always adequate capacity on site.

Due to the collection and re-use of the storm water from the roofs, this will provide limited water for infiltration.

### **Phosphates**

By providing a cover to this existing 'open' slurry store and hardstanding, it is considered this will reduce potential phosphate run off into nearby watercourses. This proposal is viewed as either phosphate neutral or phosphate positive to the local environment, whereby less potential elements will be making their way to the watercourses. Given the current issues with phosphates, it is hoped that this application can still progress to a positive decision due to this improvement at this location.