

Application Ref: NP/17/0346/FUL

Case Officer	Nicola Gandy		
Applicant	Mr Lort-Phillips		
Agent	Mr W Reynolds, Atriarc Planning		
Proposal	Relocation & redevelopment of Organic Dairy Farm including new organic dairy unit, slurry store, road underpass & calf shed		
Site Location	Land at Lawrenny		
Grid Ref	SN02510741		
Date Valid	01-Jun-2017	Target Date	09-Nov-2017

This application is referred to the Development Management Committee for determination as it is classed as a major planning application.

Consultee Response

PCNPA Planning Ecologist: Concern

PCC - Drainage Engineers: No adverse comments.

Natural Resources Wales: No adverse comments

PCNPA Tree and Landscape Officer: Conditional consent

PCC - Transportation & Environment: No objection

Dyfed Archaeological Trust: Conditional Consent

Coal Authority: Standard Advice

Dwr Cymru Welsh Water: No adverse comments

Public Response

The application was advertised by site notice, press advert and neighbour notification in accordance with the requirements of the Town and Country Planning (Development management Procedure) (Wales) order 2012.

5 letters of objection/concern were received from 3 individuals. The objections are summarised as follows and full copies of the representations received can be viewed on the public file.

- Cattle Movements on Broad lane
- Highway safety
- Drainage
- No justification for farm
- Concern housing will automatically be approved following farm application determination
- Hardened access on farmland should be included in application
- Review of need for underpass in future
- Removal of underpass is a significant change from pre-application consultation exercise, which residents will be unaware of.

- Trees should be planted to screen the development
- Historic damage to property
- Application should not be considered in isolation to housing scheme

Reponses to public consultation

The majority of the objections/concerns raised are addressed in the 'Officer's Appraisal' section of this report, however, the following comments relate to objections not covered within the report.

The application does not propose any additional hardened access points other than those shown on the submitted plans.

The application as originally submitted did propose an underpass, however, this has been removed due to ecological concerns. If the applicant wishes to develop the underpass at a future date planning permission will be required.

The pre-application consultations regulations, do not prohibit an applicant from making changes to the proposed development either prior to submission or following submission. The amended plans showing the removal of the underpass were consulted on and have been made available for public comment.

Historical physical damage to private property is not a material planning consideration and is a private matter between the parties involved.

Policies considered

Please note that these policies can be viewed on the Policies page Pembrokeshire Coast National Park website -

<http://www.pembrokeshirecoast.org.uk/default.asp?PID=549>

LDP Policy 01 - National Park Purposes and Duty
LDP Policy 07 - Countryside
LDP Policy 08 - Special Qualities
LDP Policy 09 - Light Pollution
LDP Policy 11 - Protection of Biodiversity
LDP Policy 12 - Welsh Language
LDP Policy 29 - Sustainable Design
LDP Policy 30 - Amenity
LDP Policy 32 - Surface Water Drainage
SPG06 - Landscape
SPG19 - Siting and Design of New Farm Buildings
TAN 06 - Planning for Sustainable Rural Communities

Constraints

Special Area of Conservation - within 500m

LDP Mineral Safeguard

Biodiversity Issue

Pembrokeshire Coast National Park Authority

Development Management Committee – 8th November 2017

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Historic Landscape
 Nat Trust Covenants
 Recreation Character Areas
 Low Coal Risk
 Landscape Character Assessment

Officer's Appraisal

Site and Development Description

The application seeks consent for the relocation of the existing dairy farm at Home Farm, located within the existing village of Lawrenny, to a site North East of the village off Broad Lane. The application site is approximately 600m outside the built form of the existing village.

The existing farm, located within the village, consist of a total of 8 buildings/structures amounting to 5296 square meters which will be demolished following the commencement of the beneficial use of the proposed relocated farm.

The proposed relocated farm will consist of the following buildings and structures:-

Buildings	SQM
Organic Dairy Unit	3752
Calf Shed	703
Covered Slurry Store	591

The proposed dairy unit and calf shed will be externally finished in Yorkshire Boarding, tanelised timber and fibre cement roof sheets with optional gale break screens. The slurry store will be constructed from 220mm thick concrete wall panels.

The development also proposes 2 No. Silos measuring 8m in height, a 5m wide access track, the regrading of land in order to reduce the height of the buildings in the landscape, the creation of a hedgebank surrounding the proposed slurry store and additional landscaping.

Access to the proposed farm will be via Broad Lane to the east of the site. Broad Lane is the main highway to Lawrenny when travelling from the north-east.

The farm is an organic dairy farm and occupies 209.55 hectares of land. The herd consists of 180 dairy heifers, 2 bulls, 35 replacement heifers over 13 months, 40 replacements heifers between 3 and 12 months, 20 replacement heifers less than 3 months old and 15 dairy beef cattle. The applicant has indicted that there is no current proposals to expand the existing herd.

Relevant Planning History

None, however pre-application advice for the development was provided in 2015. However, the site of the demolished buildings has a lengthy history culminating in the site being allocated for housing in the LDP .

Key Issues

Policy and principle of Development
 Siting, Design and Impact upon the Special Qualities of the National Park
 Amenity
 Landscaping
 Ecology
 Highway Safety
 Land Drainage

Policy and Principle of Development

LDP Policy 1 – National Park Purposes and Duty (Strategy Policy) advises that development must be compatible with (a) the conservation or enhancement of the natural beauty, wildlife and cultural heritage of the Park, and, (b) the public understanding and enjoyment of those qualities. Particular reference is made to the need to have regard to fostering the economic and social well-being of local communities provided this is compatible with the statutory purposes of the National Park.

The application site lies within an area of countryside and for the purposes of the LDP Policy 7 is of particular relevance. This policy refers to agricultural developments and particularly that new developments comprising of 'New Farm Buildings' which need to be justified for agricultural purposes.

One of the reasons provided for the proposed relocation is to facilitate a housing development on the site of the existing farm, allocated for 30 residential dwellings in the LDP (Allocation HA559 refers).

However, the applicant has also submitted a justification statement in support of the application which states that the relocation of the farm from the existing position, in the centre of the village, is required to modernise the farm holding. The statement advises that many of the existing buildings are no longer able to provide any practical use for modern day farming practices, which is unviable for the farm at this location to sustain as a business in the long term. The statement also advised that the relocation is required to allow clear access and visibility to and from the site onto the highway and that the location is central when considering the wider farm lands. The statement continues by explaining that staff and animal welfare and neighbouring residential amenity are also important factors in the proposed relocation.

The application also includes the demolition of the existing farm, which ensures that the development will not result in any unjustified agricultural buildings within the countryside. In order to ensure that the demolition is conducted in an appropriate timescale it is recommended that a scheme of demolition forms part of a legal agreement between the applicant and the local planning authority.

The proposed development, including the demolition, has been assessed by the Authority's Agricultural Advisor who has stated that the scale of the enterprise at Lawrenny Home Farm would justify the size, scale and type of buildings on the proposed relocation site.

At a national policy level Planning Policy Wales (PPW) Edition 9 2016 states at para 7.6.5 that local planning authorities should adopt a constructive approach to agricultural development proposals, especially those which are designed to meet the needs of changing farming practices. The applicant has indicated that the buildings and the layout of the existing farm are no longer fit for purpose largely due to the nature of modern day farming equipment and practices. The applicant has also advised that the existing farm, given its proximity to the centre of the village, has resulted in residential amenity issues in regard to odour, highway/pedestrian safety and water run-off. It is, therefore, considered that the relocation of the farm to the proposed location would result in a more sustainable farming enterprise, would reduce the impact of the farming operation on residential amenity and would result in the demolition of the existing farm in order to allow for the housing allocation site to be developed.

The proposed development would result in the vacation and demolition of the existing farm from the allocated site. The allocated site, when developed, should deliver 13 affordable houses in accordance with the requirements of the Supplementary Planning Guidance. One of the overriding reasons for this planning application is to make this land available for future development and to bring forward much needed affordable residential accommodation, as such, it is recommended that a S106 legal agreement be entered into to ensure that a planning application for the housing is submitted within the lifetime of the current LDP. The applicant has indicated that significant works in respect of the housing planning application has already been undertaken and it should be submitted well within 2018..

Notwithstanding the housing allocation and having regard to the above, the principle of the proposed development is considered to be justified for agricultural purposes and is compliant with both National and Local Planning, subject to a legal agreement in respect of the demolition of the existing farm buildings.

Siting, Design and Impact upon the Special Qualities of the National Park

Policy 8 of the Pembrokeshire Coast National Park LDP is a strategy policy which refers to the special qualities of the National Park and lists priorities to ensure that these qualities will be protected and enhanced.

Policy 15 of the LDP seeks the conservation of the Pembrokeshire Coast National Park with criteria (a) and (b) resisting development that would cause significant visual intrusion and/or, that would be insensitively and unsympathetically sited within the landscape. Criteria (d) and (e) resists development that would fail to harmonise with, or enhance the landform and landscape character of the National Park and/or fails to incorporate important traditional features. Policy 29 of the LDP requires all development proposals to be well designed in terms of place and local distinctiveness (criterion (a)).

In addition to the above LDP policies the Authority has adopted a Landscape Character Assessment (LCA) Supplementary Planning Guidance (SPG) of which the application site sits within the boundary of LCA 28 (Daugleddau).

The key landscape features of LCA28 are the sense of tranquillity, wooded farmland and outstanding historical significance. The application site is located inland from the estuary and bound by existing woodland. The woodland will be retained and the existing landscaped boundaries of the site will be enhanced.

The application site is a rectangular field located adjacent to the highway. The site is bound by an area of dense woodland to the western boundary, lines of trees along the northern and eastern boundaries and a hedgerow along the southern boundary. Farm land surrounds the site and a single residential dwelling is located approximately 185m to the east of the slurry store.

The proposed development would not be overly prominent from the adjoining highway (Broad Lane), due to the extensive tree coverage, nor would it be particularly visible from the west due to the dense woodland. The most prominent view would be of the southern boundary when travelling from the village in a northerly direction. In order to reduce this visual impact, the application proposes to enhance the existing southern hedgebank and regrade the land to allow the slurry store to be built on ground 1m lower than the existing ground level. The regraded land will then be used to form a 2m high hedgebank surrounding the slurry store which would provide screening of the store and, in part, the buildings, within the landscape.

A visual impact assessment, with relevant photomontages, has been submitted with the application. The photomontages show that the farm buildings will be visible from certain vantage points, however given the scale of the buildings, the surrounding landscaping and the proposed land regrading the proposed development will not be a prominent feature in the landscape and will not have an adverse impact on the special qualities of the national park to such an extent as to warrant refusal of the application. Furthermore, the proposed additional landscape will soften the appearance of the buildings.

The application also proposes the demolition of the existing farm buildings located along the northern boundary of the village. The existing agricultural buildings are of a poor state of repair and are visually prominent from the centre of the village and from the approach to the village from the north east. The removal of these buildings will result in a positive impact in visual terms.

Supplementary Planning Guidance – Siting and Design of Farm Buildings (Adopted June 2012) advises that it is important that farm buildings integrate with the landscape. The SPG continues to advise on new sites, development should use existing planting to screen development, should not be located on the skyline and take account of topography. The proposed development is below the skyline, takes advantage of the surrounding landscaping and through the regrading of the land has ensured that, by setting the building into the gradual slope of the land, the visual impact is minimised and helps the development merge into its surroundings.

In terms of the form and design of the proposed buildings, these are fairly traditional in respect of agricultural buildings, the materials are considered to be acceptable for the setting and the use of different textures for the roof and the walls breaks up the large expanse of built form.

Having regard to the above, the application proposes buildings which are agricultural in design and do not give rise to any overriding concerns in respect of landscape impact or the impact on the special qualities of the National Park. Furthermore, the development will result in the demolition of the existing buildings within the centre of the village, which currently act as a poor visual backdrop to the village. Any landscape impact from the proposed relocated farm will be off-set by the removal of the existing buildings within the village centre.

Amenity

Policy 30 of the LDP states that development will not be permitted where it has an unacceptable impact on amenity.

The proposed relocated farm buildings will be positioned some 650m to the north east of the existing farm. The existing farm is within close proximity to several residential properties and the applicant has advised that the current farming operation has given rise to adverse impacts on residential amenity of nearby properties. The proposed relocation will remove any potential adverse impacts on residential amenities from the properties located within the centre of the village.

However, a single residential property, Broad Lane Cottage, is located some 54m to the south east of the proposed farm buildings. Whilst, no objection has been received from this property, the Public Protection department of Pembrokeshire County Council (PCC) was consulted on the application, and raised no concerns.

The proposed farm buildings will be screened from Broad Lane Cottage by the existing tree line. Given the orientation of the cottage to the farm buildings and the highway separating the two it is not considered that there will be any significant adverse effects on residential amenity as to warrant refusal of the application.

In respect of the proposed slurry store, the Pembrokeshire Good Practice Guidance: Slurry Stores (2013), primarily advises on applications which propose development which results in an increase in slurry production. This application proposes a like for like relocation in terms of herd numbers and, as such, will not increase slurry production, however, the guidance also offers advice in respect of new slurry stores.

The Guidance advises that any slurry store within 200m of a residential dwelling will have to be covered, as there is a residential dwelling within 200m this application proposes a slurry store with a cover. The application was submitted with a Slurry and Soil Waste Management Plan which details how the slurry will be managed, as recommended in the Guidance document.

Landscaping

The application site is bound by an existing protected woodland, trees and hedgerow. A tree survey was submitted with the application, which made recommendations in respect of the trees surrounding the site. The Tree and Landscape officer has assessed the scheme and considers it acceptable subject to conditions. NRW has also considered the scheme in terms of landscaping and has raised no objections.

The development will result in the loss of one tree to accommodate the required access, however, the loss of this tree is off set by the planting of 9 additional trees along the southern boundary and the additional hedgerow along both sides of the entrance point.

Ecology

Planning Policy Wales, TAN5 and LDP Policy 11 requires biodiversity and landscape considerations to be taken into account in determining individual applications. The presence of a species protected under UK or European legislation is a material consideration when dealing with applications that are likely to result in disturbance or harm to the species or its habitat.

Preliminary Ecological Appraisals and Phase II Ecology Surveys were undertaken at the site of the existing farm and proposed farm site. Surveys were completed between May and September 2016 by Acer Ecology. Surveys included an Extended Phase 1 survey, which included badger, bird, reptile and bat scoping surveys. Additional survey work was completed for bats, reptiles and dormice; other surveys were scoped out.

The site is located within 400m of the Pembrokeshire Marine SAC and 700m of the Milford Haven Waterway SSSI. SSSI component sites of the Pembrokeshire Bat Sites and Bosherton Lakes SAC are within 5km, the closest at Carew Castle.

The surveys confirmed the presence of:

- A subsidiary badger sett on the site of the existing farm
- Nesting swallows within the existing farm buildings
- Approx 400 starlings winter roosting within the large agricultural buildings
- A small population of common lizard on the existing farm site, potential habitats for reptiles on the proposed farm site
- Six species of bats recorded foraging and commuting around the site

The proposed development will have unavoidable impacts on the above, which the ecological reports attempt to address via recommendations for compensation and mitigation. The report concludes that no replacement sett is required for the subsidiary badger sett and the replacement farm will provide alternative provisions for starlings and swallows. A methodology for a two stage clearance and destructive search is set out in the ecological report as a means to exclude reptiles from suitable areas of the site.

As a result of demolition and the change of use of the site the proposed development will impact on foraging, commuting and potentially roosting bats. Lighting, disturbance and minor habitat fragmentation will affect the way bats are using the sites and surrounding habitats and this impact is unavoidable. However, in the long term the replacement farm will provide similar foraging opportunities as has been recorded in the existing farm.

The scheme has been considered by the Authority's Ecologist and NRW. The Authority's Ecologist is satisfied that there are no features present on site and that the proposed development will not directly impact any features through habitat loss or disturbance, however, has recommended that conditions requiring a Construction Environmental Management Plan (CEMP), an Ecological Design Strategy (EDS) and lighting scheme be attached to any permission granted.

NRW has assessed the scheme and have raised no objection to the proposal.

The proposed development is considered to comply with both National and Local Planning policy in respect of Ecology subject to conditions.

Highway Safety

The application proposes to utilise and widen an existing access off Broad Lane to access the site by vehicle. The Highways Authority at PCC has considered the access in terms of highway safety and has raised no objection to the development.

The application when originally submitted proposed an underpass in order to bring the cows from the fields to the barns, however, due to ecological reasons, relating to the impact of the underpass on dormice, this has now been omitted. The Highways Authority has been consulted on the amended scheme and, again, raised no objection in terms of highway safety.

Land Drainage

The application has been considered by the Drainage Department at Pembrokeshire County Council (PCC), Dwr Cymru Welsh Water and Natural Resources Wales and no objections have been raised in respect of drainage.

Conclusion

Notwithstanding the objections raised, the proposed development is considered to comply with both national and local planning policies. The development will not give rise to any overriding concerns in respect of the impact on the special qualities of the national park, landscape, amenity, highway safety or ecology. Furthermore, the development, through the recommended S106 agreement, will enable the landowner to progress the planning application for the development of 30 houses, 13 of which will be affordable, on the allocated site which is currently occupied by the existing farm buildings.

Recommendation

- a) Within 6 months the applicant enter into a S106 Agreement to:-
- Submit a valid planning application prior to the expiry of the current Pembrokeshire Coast Local Development Plan (expiry September 2021).
 - Carry out the demolition of the existing farm buildings at Home Farm, Lawrenny, in accordance with a demolition management plan to be submitted to and agreed in writing by the Local Planning Authority.
- b) The Director of Park Direction/ Team Leader – Development Management be given delegated powers to issue a decision notice granting planning permission in respect of this proposal, once the applicant has entered into the S106 Agreement, subject to the following conditions:-

Conditions/Reasons

1. The development shall begin not later than five years from the date of this decision.

Reason: Required to be imposed pursuant to Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. The development shall be carried out in accordance with the following approved plans and documents: Draw No. 1a (Received 2nd October 2017)

Drawing No. 1a R2 (Received 1st September 2017)

Drawing No. 1b 2a (Received 1st June 2017)

Drawing No. 1c 2a (Received 1st June 2017)

Drawing No. 2a (Received 1st June 2017)

Drawing No. 2b (Received 1st June 2017)

Drawing No. 3a (Received 1st June 2017)

Drawing No. 4a R2 (Received 1st September 2017)

Drawing No. 5a (Received 1st June 2017)

Drawing No. 5b R2 (Received 1st September 2017)

Drawing No. 5c R2 (Received 1st September 2017)

Drawing No. 5d R2 (Received 1st September 2017)

Drawing No. 7a R3 (Received 1st September 2017)

Drawing No. 7b R3 (Received 1st September 2017)

Drawing No. 8a R3 (Received 1st September 2017)

Drawing No. 9b Rec C (Received 1st June 2017)

Reason: In order to be clear on the approved scheme of development in the interests of protecting visual amenity and the special qualities of the National Park. Policy: Local Development Plan – Policies 1 (National Park Purposes and Duty), 8 (Special Qualities), 15 (Conservation of the Pembrokeshire Coast National Park) and 29 (Sustainable Design).

3. If ground conditions are not suitable for the use of soakaways/infiltration type SuDS, an alternative method of drainage disposal will be required,

which should be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure that effective drainage facilities are provided for the proposed development and that no adverse impact occurs to the environment or the existing public sewerage system. Policy : Local Development Plan - Policy 29 (Sustainable Design)

4. No development, demolition or site clearance shall commence on site until there has been submitted to and approved in writing by the Local Planning Authority a scheme relating to the immediate landscape . The scheme shall include the following details:-

- Any Root Protection Zone Offsets identified and justified
- Any Construction Exclusion zones offsets identified and justified
- Fencing type specified and justified
- Ground protection specified and justified
- Details of proposed hard surfaces (including access routes)
- Hedge planting density and method
- Implementaion programme of planting
- Management and replacement of failures

Reason: In the interests of protecting visual amenity and the special qualities of the area. Policy : Local Development Plan - Policy 1 (National Park Purpose and Duties), 8 (Special Qualities), 11(Protection of Biodiversity), 15 (conservation of the Pembrokeshire Coast National Park), 30 (Amenity)

5. No development shall commence on site until a qualified and competent archaeologist has submitted a written scheme of investigation (WSI) for approval in writing by the Local Planning Authority. The WSI will describe the different stages of the work and demonstrate that it has been fully resourced and given adequate time. Dyfed Archaeological Trust will monitor all aspects of this work through to the final discharging of conditions. This work will not be deemed complete until all aspects of the WSI have been addressed and the final report submitted and approved in writing.

Reason: To protect historic environment interests whilst enabling development. Policy : Local Development Plan - Policy 8 (Special Qualities).

6. No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.
 - b) Identification of "biodiversity protection zones".
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity

features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

Reason: To ensure that animal and plant species within the terms of the Conservation (Habitats2c) Regulations 1994 are effectively protected.

Policy : Local Development Plan - Policy 11 (Biodiversity).

7. Prior to occupation a lighting design strategy for the replacement farm site shall be submitted to and agreed in writing by the local planning authority.

The strategy shall:

a) Identify those areas/features on site that are sensitive for bats

b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be demonstrated that areas to be lit will not disturb bats or other species present.

Reason: To ensure that animal and plant species within the terms of the Conservation (Habitats2c) Regulations 1994 are effectively protected.

Policy : Local Development Plan - Policy 11 (Biodiversity).

8. No development shall take place until an ecological design strategy (EDS) addressing mitigation, compensation and enhancement has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following.

a) Purpose and conservation objectives for the proposed works.

b) Review of site potential and constraints.

c) Detailed design(s) and/or working method(s) to achieve stated objectives.

d) Extent and location/area of proposed works on appropriate scale maps and plans.

e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.

f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.

g) Persons responsible for implementing the works.

h) Details of initial aftercare and long-term maintenance.

i) Details for monitoring and remedial measures.

j) Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure that animal and plant species within the terms of the Conservation (Habitats2c) Regulations 1994 are effectively protected.

Policy : Local Development Plan - Policy 11 (Biodiversity)

Informatives

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from former coal mining activity. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and previous surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of development taking place.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), be submitted alongside any subsequent application for Building Regulations approval (if relevant). Your attention is drawn to the Coal Authority policy in relation to new development and mine entries available at www.coal.decc.gov.uk

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

If any of the coal mining features are unexpectedly encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is available on The Coal Authority website www.coal.decc.gov.uk

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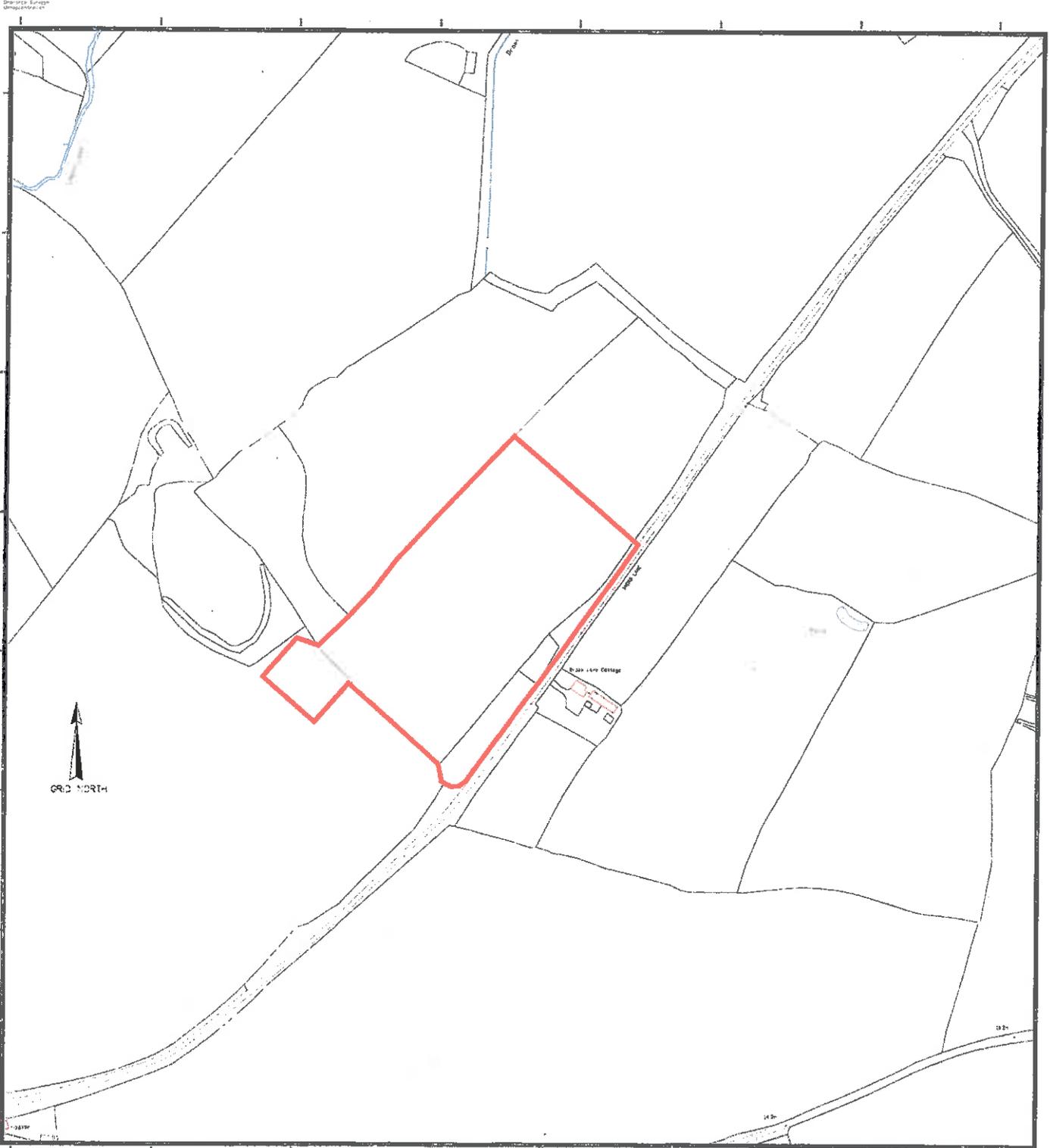
Prior to any works commencing on site, the contractor is to check all levels and dimensions before work commences. Any discrepancies should be reported immediately to the consultants.

Site Agricultural Redevelopment
Lawrenny Farms
Rota Hill, Lawrenny, Pembro.
Ceredigion, Wales

DATE: August 2017

SCALE: 1:2000 @ A2

Pembrokeshire Coast
National Park Authority
- 1 SEP 2017
Rural Development
Rural Development



1:2000 @ A2

Wider ownership boundary



Plans for planning purposes only

These drawings are to be read in conjunction with the associated planning and Design and Access Statement.

Chartered Engineer to provide all structural and engineering calculations prior to commencement of works.

Main dairy layout drawing provided by Triolet Feeding Technology

Prior to any works commencing on site, the contractor is to check all levels and dimensions before work commences. Any discrepancies should be reported immediately to the consultants.

North-west facing elevation

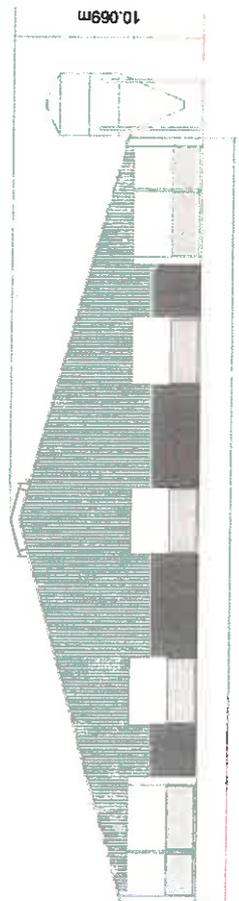


80.198m

South-east facing elevation

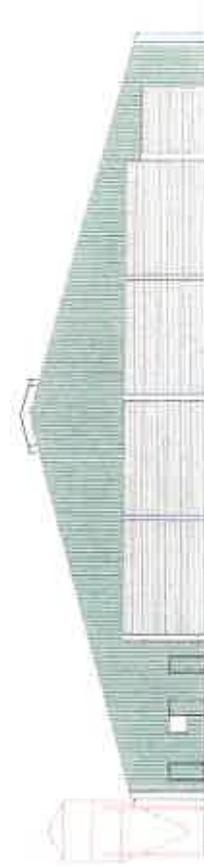


South-west facing elevation



41.598m

North-east facing elevation



10.069m

Key Building Dimensions
 - 90.198m by 41.598m
 - 15 degree pitched roof

External finish

- Yorkshire boarding, tanalised timber
- Fibre cement roof sheets
- Reinforced concrete wall panels
- Steel framed doors
- Roller shutter steel doors on north-east facing elevation (for biosecurity purposes)
- Main steel frame to engineers specification (supplied by main contractor)
- UPVC deepwater flow gutters
- Design follows Triolet dairy specifications

NP 17 3 46

DATE	1:000 @ A2	DATE	March 2017
CLIENT	Lort-Phillips	DRAW NO	2a
SCALE			
	Lort-Phillips Home Farm Lawrenny		



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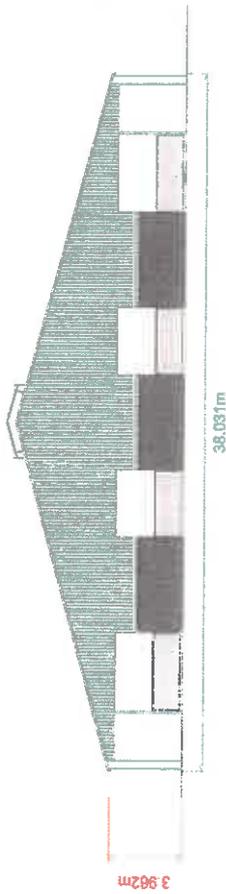
Plans for planning purposes only

These drawings are to be read in conjunction with the associated planning and Design and Access statement.

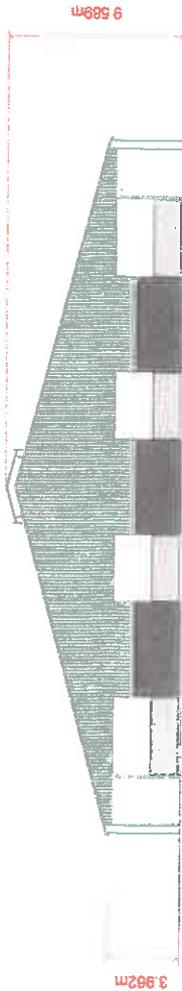
Chartered Engineer to provide all structural and engineering calculations prior to commencement of works.

Prior to any works commencing on site, the contractor is to check all levels and dimensions before work commences. Any discrepancies should be reported immediately to the consultants.

South-west facing elevation



North-east facing elevation



- External finish
- Yorkshire boarding, tarred timber external finish
 - Fibre cement roof sheets
 - Reinforced concrete wall panels
 - Steel framed doors
 - Main steel frame to engineers specification (supplied by main contractor)
 - UPVC deepwater flow gutting

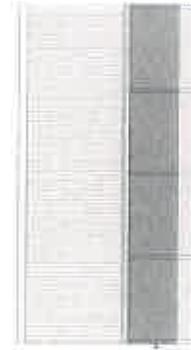
North-east facing elevation



Optional gate break screens

18.484m

South-east facing elevation



NP 17 3 46

1 JUN 2017

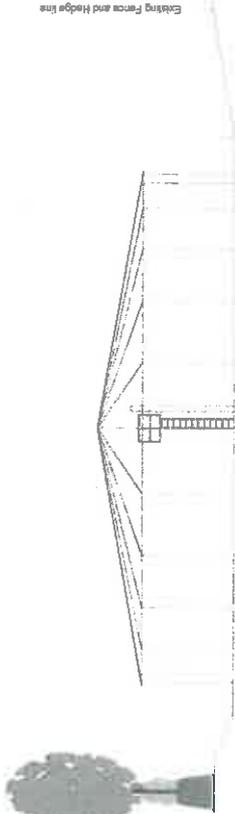
FILE	Lars Phillip	DATE	March 2017
	Horn Farm		
	Leamington		
DATE	Lars Phillip	DATE	March 2017
SCALE	1:200 (BS-A2)		

Sturry Store Section - supplementary section plan

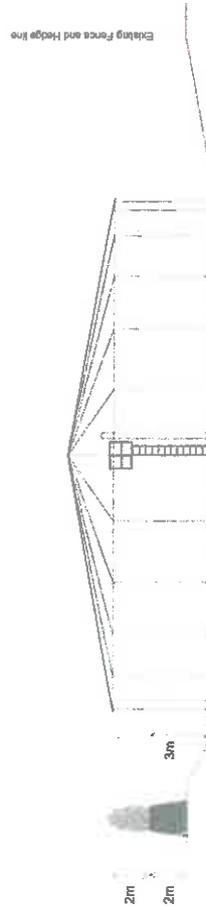
Existing ground level



Proposed lowered ground level - tree overlay



Proposed lowered ground level - circa 1m lower than existing land level within bund



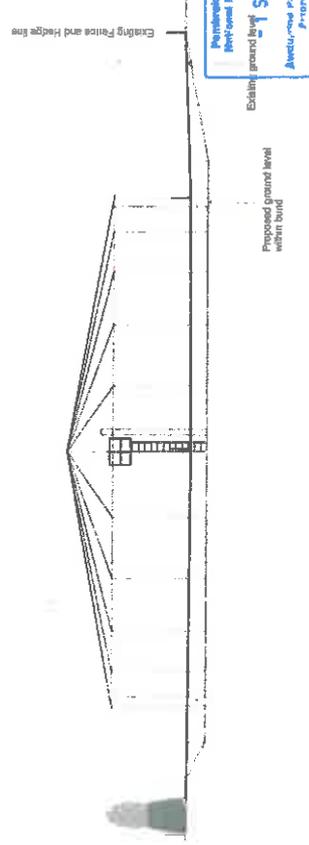
Proposed store location - westerly view



Proposed store location - north-westerly view



Existing ground level superimposed to section plan



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These drawings are to be read in conjunction with the associated planning and Design and Access statement.

Chartered Engineer to review foundations to ensure structural integrity of the main store.

Prior to any works commencing on site, the contractor is to check all levels and dimensions before work commences. Any discrepancies should be reported immediately to the consultants.

TITLE Lort-Phillips Home Farm Lawrenny		DATE August 2017	
CLIENT Lort-Phillips	SCALE 1:200 @A2	DATE August 2017	REV. NO 4b R1



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Section Elevations

South-east facing elevation



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Chartered Engineer to provide all structural and engineering calculations prior to commencement of works.

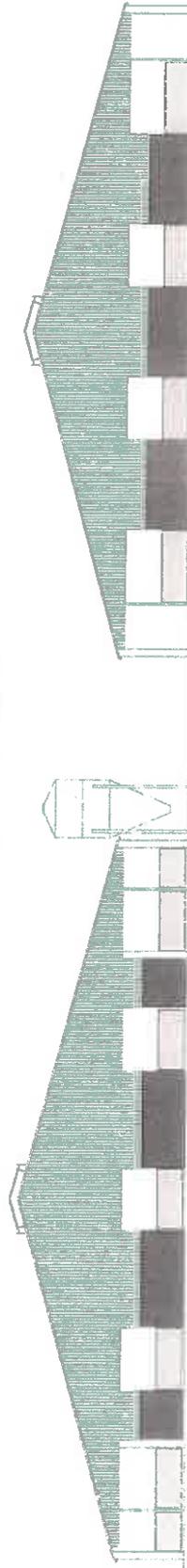
Main dairy layout drawing provided by Triolat Feeding Technology

Prior to any works commencing on site, the contractor is to check all levels and dimensions before work commences. Any discrepancies should be reported immediately to the consultants.

South-west facing elevation

Calf shed

10.25 m



ND 17 3 46



TIME	Lort-Phillips Home Farm Lawrenny	DATE	March 2017
CLIENT	Lort-Phillips	DRAWN BY	5s
SCALE	1:200 @ A2		

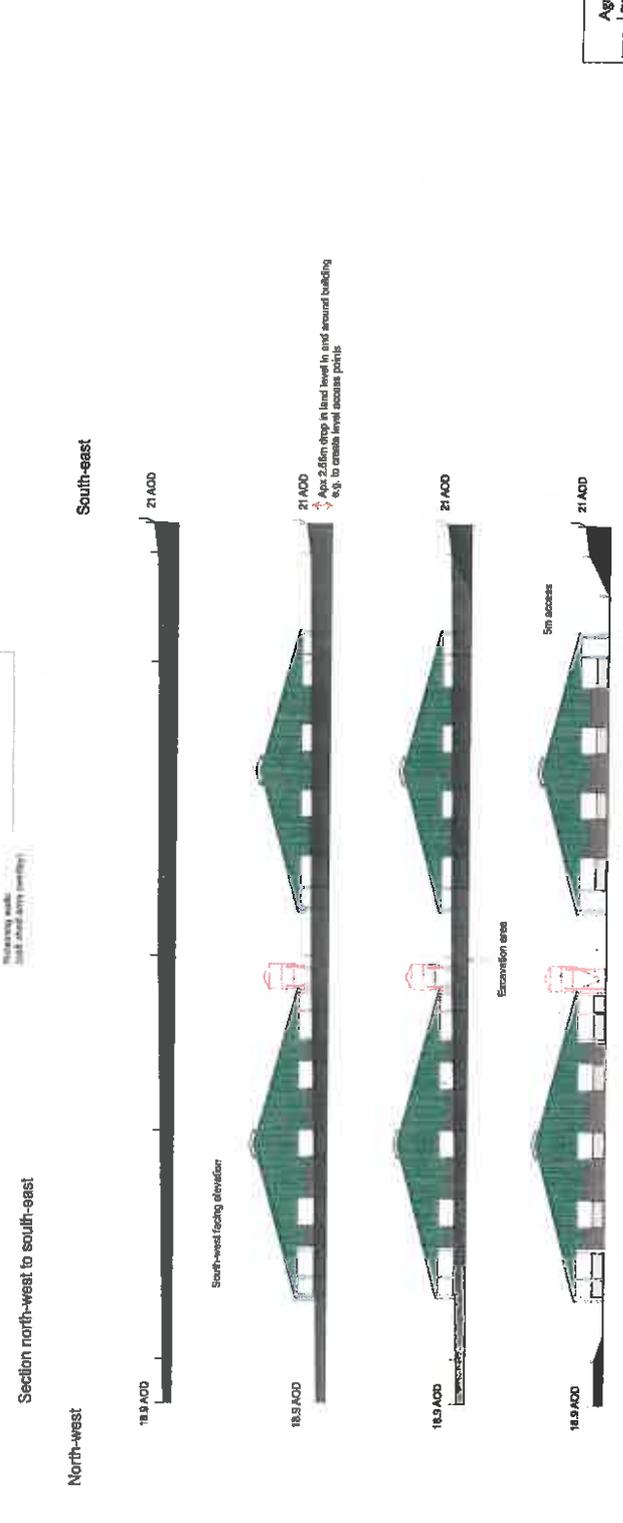
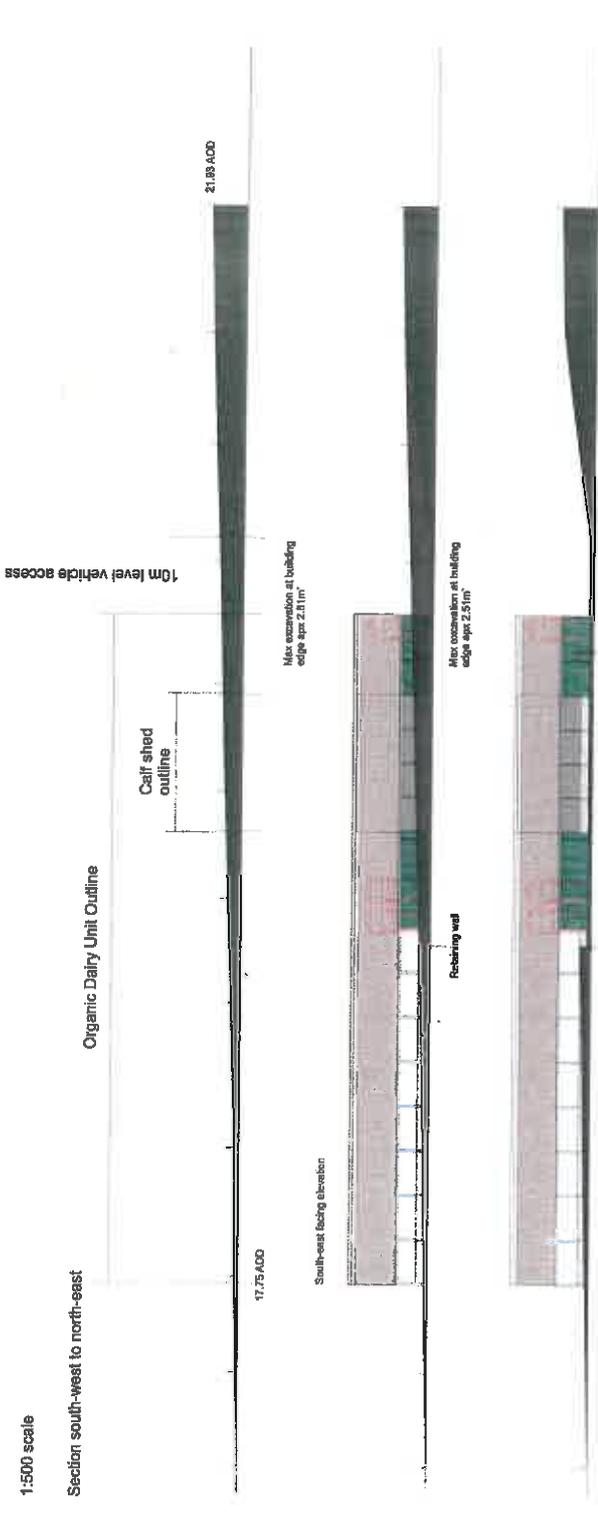


Plans for planning purposes only

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Chartered Engineer to provide all structural and engineering calculations prior to commencement of works.

Prior to any works commencing on site, the contractor is to check all levels and dimensions before work commences. Any discrepancies should be reported immediately to the consultants.



Approved for Planning
 - 1 SEP 2017
 Structural Engineering
 ATRIARC

Agricultural Redevelopment The Lawrence Farms Rose Hill, Lawrence, Pembs	client	Lorr-Phillips	DATE	August 2017
	SCALE	1:500 @ A2	DRAWING NO	5b R2