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**Prior
Notification –
Agricultural
Storage Building**

PREPARED FOR:

**LOWER WENALLT FARM
GOLYNOS LANE
ROGERSTONE
NEWPORT
NP10 9GR**

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HN/2357/0125**

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1.0 INTRODUCTION

- 1.1 Acorus Rural Property Services Limited has been instructed to prepare a prior notification application on behalf of Mr Stark.
- 1.2 The prior notification application is made under Part 6 Class A (Agricultural development on units of 5 hectares or more) of the Town and Country Planning (General Permitted Development) Order 1995, as amended.

2.0 DESCRIPTION OF THE SITING, DESIGN AND EXTERNAL APPEARANCE

- 2.1 Lower Wenallt Farm is situated to the northeast of Risca and approximately 1.4 miles west of Bettws. Figure 1 below provides the location of the farm within the wider context.



Figure 1, Plan showing the wider location in which Lower Wenallt Farm sits (ProMap, 2025).

- 2.2 The farm is accessed from the west side of Golynnos Lane and benefits from a private driveway extending north to the farm complex approximately 340m from the lane.
- 2.3 The complex of existing farm buildings lies to the north of the farmhouse as shown in Figure 2 below.

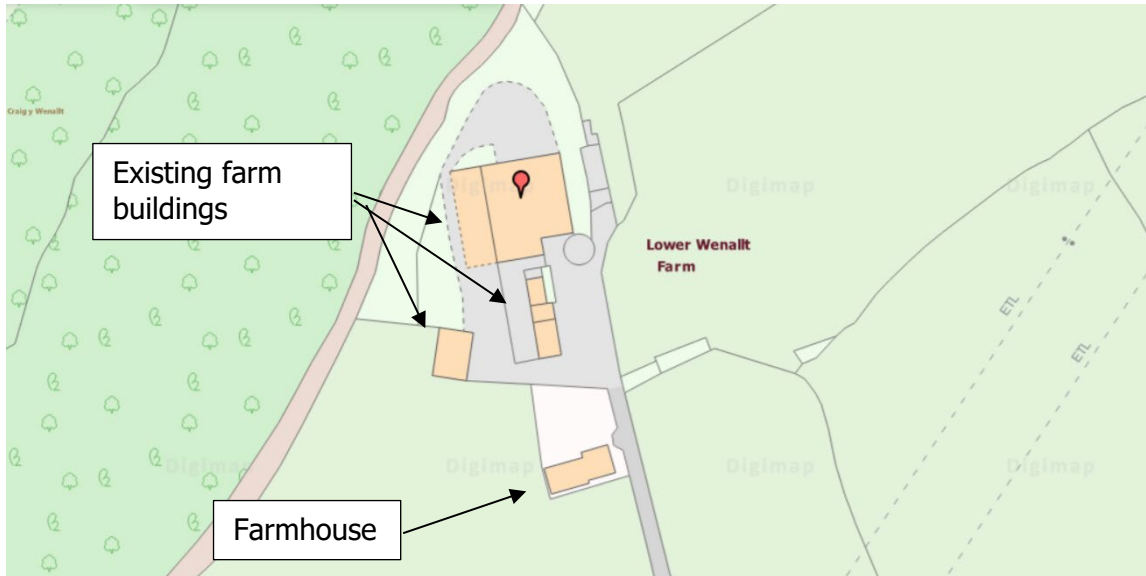


Figure 2, Plan showing form of existing agricultural buildings and farmhouse (ProMap, 2025).

- 2.4 This prior notification involves the siting of a new agricultural storage building to the immediate west of the existing agricultural buildings of Lower Wenallt Farm.
- 2.5 The building will be positioned in proximity to the existing agricultural building and will be accessed from the existing farm yard.
- 2.6 The building will be metal sheeting above a short concrete block wall with concrete tile dual pitch roof.
- 2.7 The building is intended to be used predominantly for the storage of feed and fodder and the storage of some farm machinery.



Figure 3, Plan of agricultural storage building (ProMap, 2025).

2.8 The building will measure 27.4m (L) x 15.85m (W)

3.0 ASSESSMENT AGAINST PART 6 CLASS A CONDITIONS

3.1 The development will be carried out on land which forms part of the farm holding, see Figure 2 above.

3.2 The development does not consist of the erection or extension of any agricultural building on an established agricultural unit where development under Class Q or S of Part 3 of Schedule 2 has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins.

3.3 The development does not consist of the erection or extension of a dwelling;

3.4 The development is designed for agricultural purposes. The building is designed to store feed and fodder and some farm machinery for easy access off and onto the land.

- 3.5 The ground area to be covered by the building totals 434.29.sqm. This falls within the limit permitted under Part 6, Class A.1(d), namely 465sqm.
- 3.6 The building is not within 3 kilometers of the perimeter of an aerodrome.
- 3.7 The height of the building does not exceed 12 metres. The eaves height of the building will be 4.3m and the height to ridge will be 6.4m.
- 3.8 The building is not within 25 metres of a metalled part of a trunk road or classified road.
- 3.9 The building is not for the accommodation of livestock or for the storage of sewerage or slurry.
- 3.10 The works do not involve the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or the storage of slurry or sewerage sludge where the building would be within 400metres of the curtilage of a protected building.
- 3.11 The development does not involve excavations or engineering operations on or over article 1(6) land connected with fish farming.

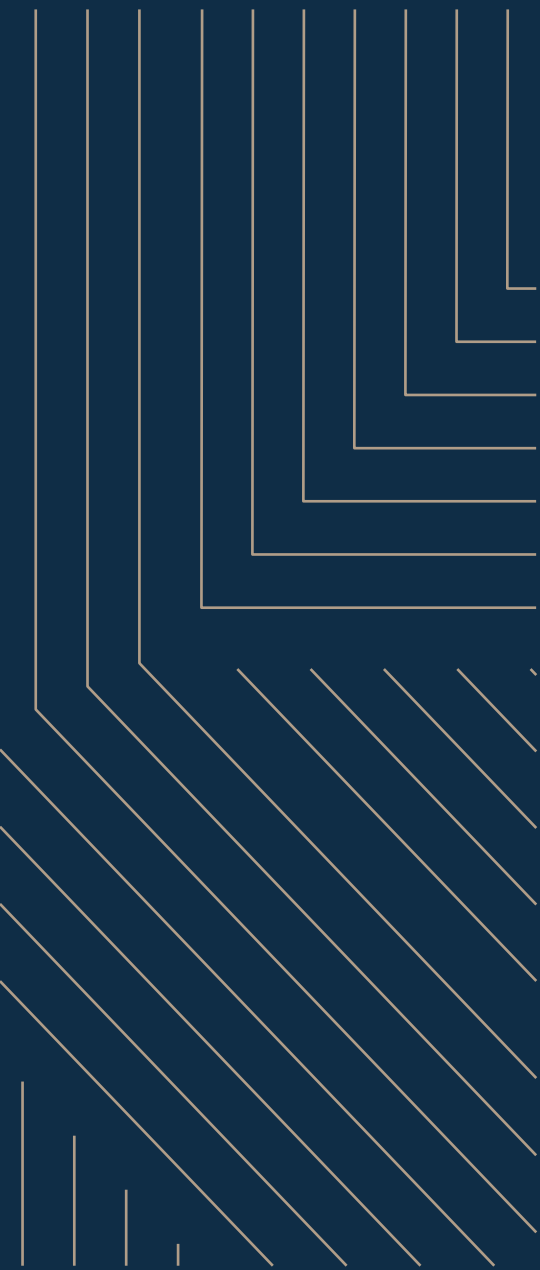
4.0 CONCLUSION

- 4.1 The agricultural storage building will be sited within the main farm complex at Lower Wenallt Farm.
- 4.2 The building satisfies the conditions established under section A.2 of Class A Part 6.
- 4.3 The siting is logical for the operation of the farm and will integrate in terms of its appearance with the wider agricultural built form and the landscape. In the proposed location there is no need to extend the surface area of the yard and the access to the building will mirror that of the existing.

- 4.4 The design of the building is suitable for its intended agricultural use, namely for storing feed and fodder and some storage of farm machinery and equipment associated with the activities undertaken at the farm. It takes the form of a typical and standard modern farm building and will integrate with the existing buildings on the yard. The appearance of the building is appropriate for its use and function as an agricultural storage building set in a rural location and will embed within the wider landscape in character, scale and finish.
- 4.5 Accordingly, the building satisfies the conditions for permitted development and as such prior approval should not be required.

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