

# PEN Y BRYN

## ADDRESS:

Pen Y Bryn Barn  
Llangedwyn  
Oswestry  
Shropshire  
SY10 9JR

The Llangedwyn Estate, in association with Cripps Barn Group, seeks to convert the existing agricultural barns at Pen Y Bryn into a high quality wedding venue and event space. The proposal for Pen Y Bryn is one which makes beneficial use of the barns that are no longer suited for modern day agricultural use.

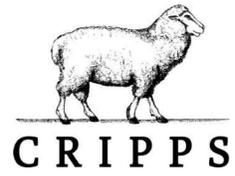


## SITE LOCATION

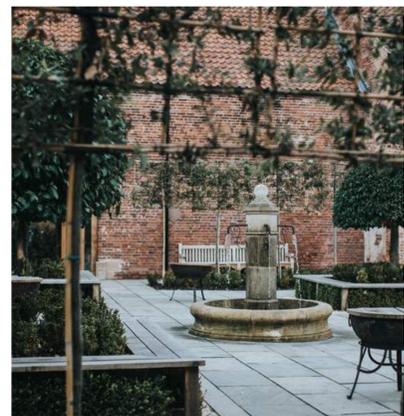
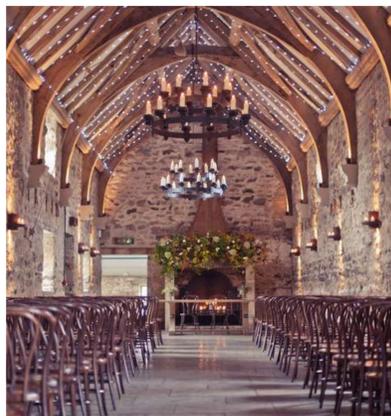
Pen Y Bryn barn is situated to the north of Llangedwyn village. The barns comprise of three traditional red brick buildings arranged around a courtyard in a horseshoe format. The central barn benefits from double storey height with the remaining 2 wings being of single storey construction.



# CRIPPS BARN GROUP



Cripps Barn Group have successfully developed a number of barns into wedding venues in a number of locations across the UK. Converting these barns into wedding venues has enabled their existing traditional features and forms to be retained. They are a well-established firm specialising in running luxury wedding venues in five locations (with a sixth opening soon) in various areas around the country. More details are available here: <https://crippsandco.com>



# THE PROPOSAL

---

The proposal at Pen Y Bryn is to sympathetically convert the existing barns into a venue primarily for weddings. The conversion would allow for a new south wing to be built in order to complete the courtyard. The venue will provide space for up to 160 guests although the average Cripps wedding typically accommodates 80 – 100 guests. The proposal was received positively in a pre-application meeting with Powys County Council in January 2018.



## LOCAL BENEFIT

The proposal will provide a viable use for former agricultural buildings that are of little use today, being unsuited to modern farming practices and machinery. The proposal will provide direct employment for up to 50 people - most of whom are likely to be from the local area.

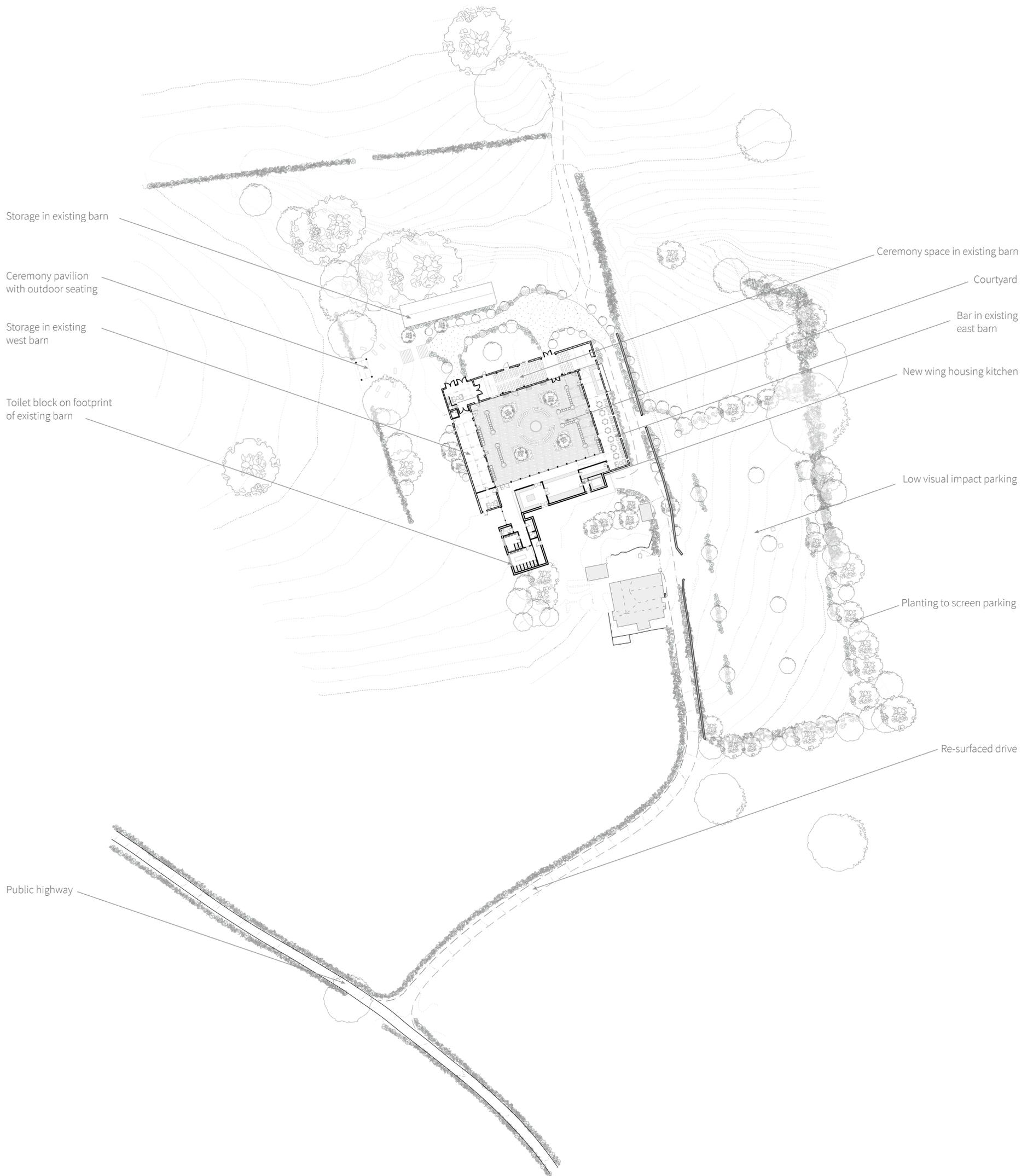
The proposed use will attract visitors and tourists to the area who will spend money in the local economy and bring benefit to existing businesses. There is also the potential for new businesses or the expansion of existing businesses in conjunction with the Cripps team. We would envisage expansion of local services such as;

Pubs | B&B's | Hotels | Holiday lets | Taxi & coach services | Bridal outfitters | Hairdressers  
| DJ's | Bands | Florists | Wedding cars | Make-up artists | Restaurants | Entertainers |  
Local shops



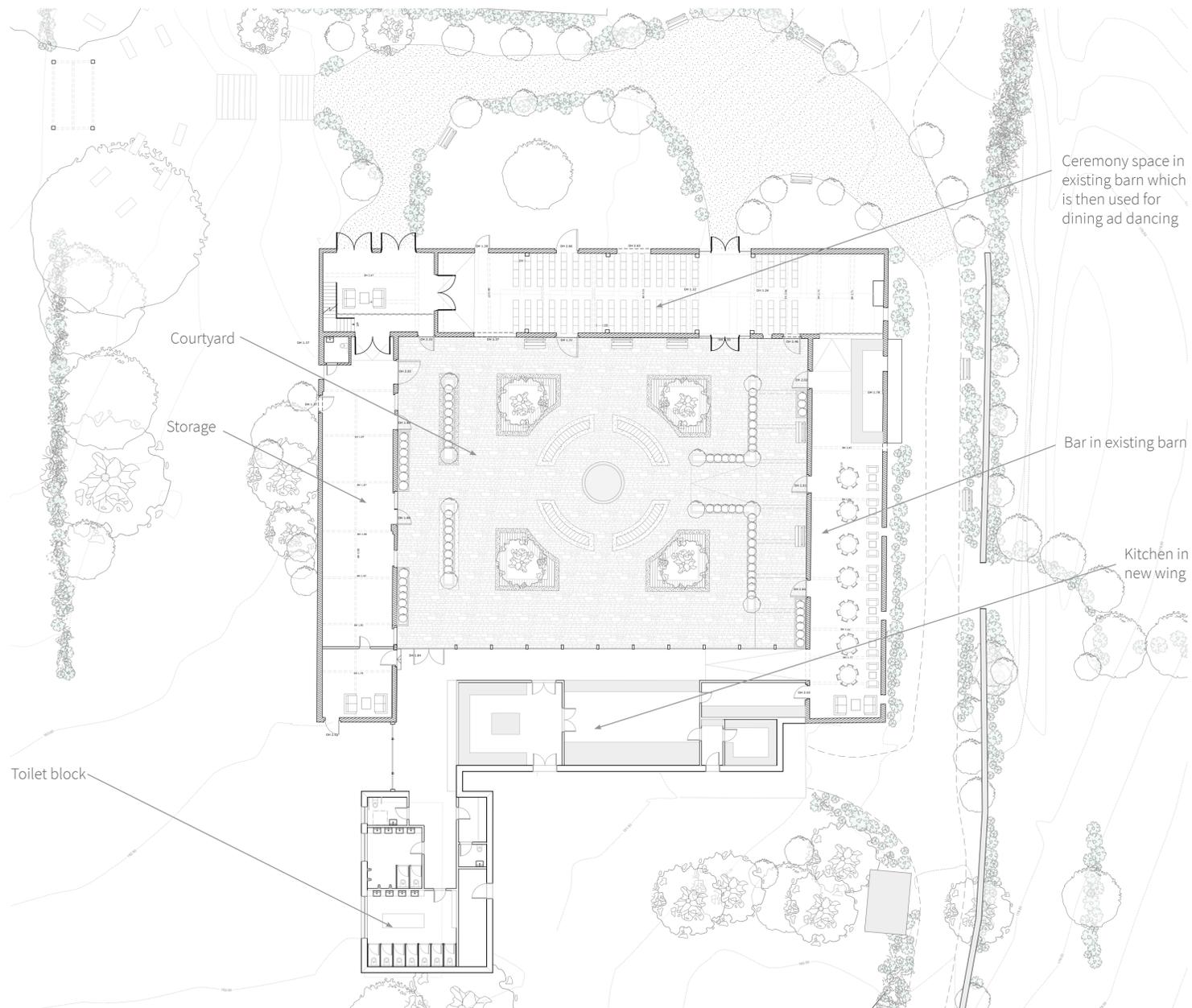
# THE PROPOSAL

## PROPOSED SITE PLAN



# THE PROPOSAL

## PROPOSED GROUND FLOOR PLAN



## PROPOSED CEREMONY PAVILION

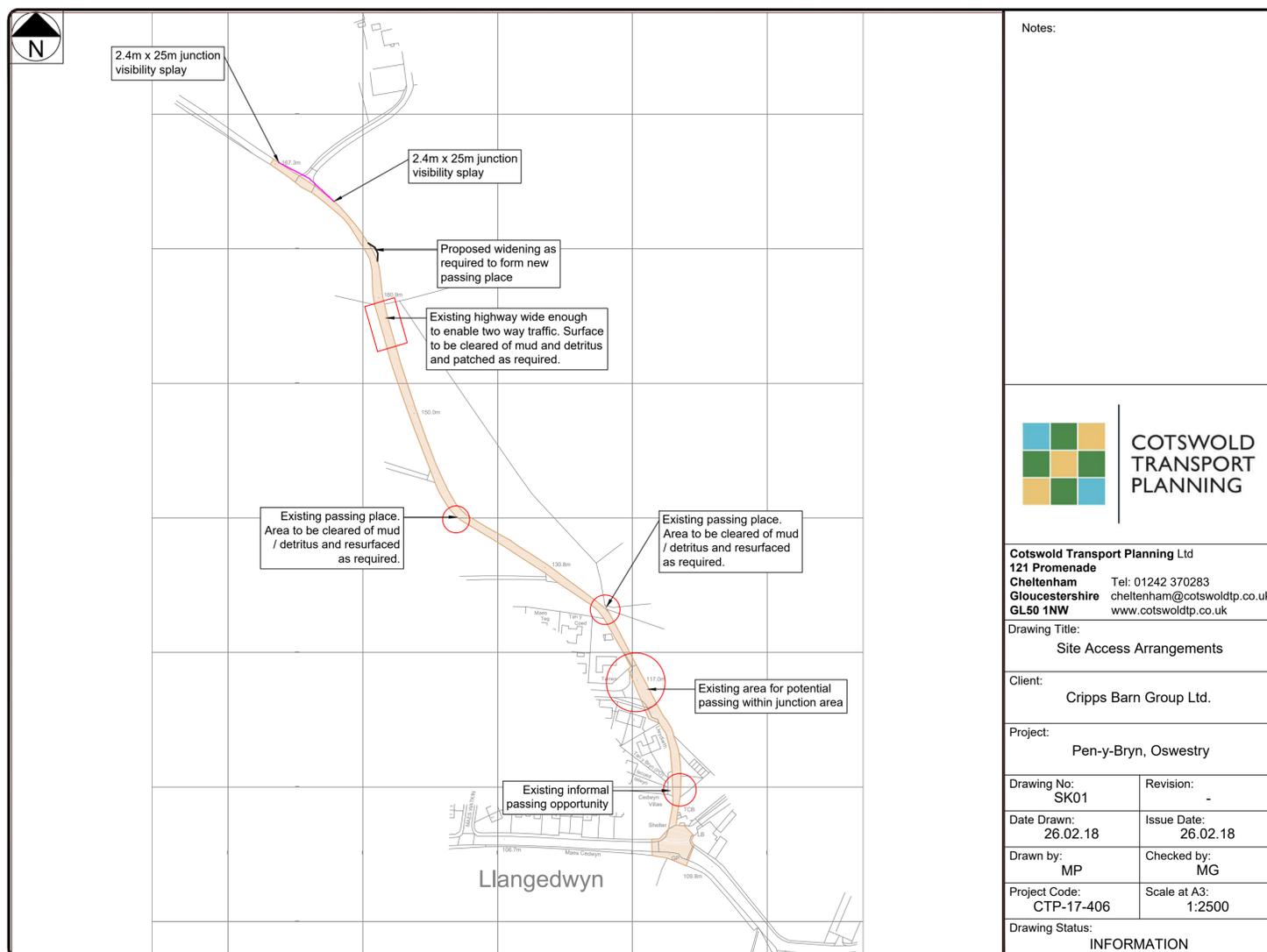


# HIGHWAYS, ACOUSTICS AND ECOLOGY

## HIGHWAYS

Cotswold Transport Planning Ltd (CTP) have been appointed to consider highways implications of the proposed venue at Pen Y Bryn, having been involved with other Cripps conversions. As part of CTP's study there have been discussions with the local highways department and a meeting on site. Expected traffic movements associated with the proposal have been calculated and it is expected that the proposal will not have a severe impact on the local highway network.

Arrival times for guests would generally be between 1300 and 1500 hours, with departures generally between 2300 and 0130 hours. A small number of additional movements would occur at various times comprising staff, caterers and other Cripps employees. Car sharing is the predominant mode of travel at a ratio of approximately three people per car, which reduces the overall traffic movements with an average wedding of roughly 90 guests, this equates to approximately 30 cars of guests. Overall, it is considered that access to the venue will be via the existing road from Llangedwyn Village, however improvements will be made include the provision of new passing places and improved visibility onto the B4396.



## ACOUSTICS

MACH Acoustics have been appointed to undertake an environmental noise assessment for the proposed development at Pen Y Bryn. The impact of potential noise pollution is an important consideration to the scheme. Noise pollution can be reduced by the use of insulation and the adoption of careful building technologies. The sound system itself will also incorporate the latest sound technology to ensure that sound is directed to where it needs to be, such as the dance floor. The benefit of this system coupled with the modern insulation methods means that sound escaping the venue is minimal and will not impact on surrounding residents. As way of reassurance, no noise disturbances have occurred at any of the five Cripps venues currently in operation, including where the technology is not as modern as that proposed for Pen Y Bryn.

## ECOLOGY

An Ecological Assessment and Bat Mitigation Plan has been prepared to accompany the application. The assessment recorded roosting bats in various parts of the North and East ranges of the barns. A bat mitigation plan is presently being finalised to support the submission and subsequent licence application. The assessment has also made the recommendation for nesting bird boxes to reduce the impact of the development.

# NEXT STEPS

---

Thank you for taking the time to review our proposal.

In summary, the proposal aims to:

- Respect the setting and surroundings with a sympathetic development, providing a new use for the barns that retains their character.
- Provide a viable future for the buildings, with the function financing their improvement and subsequent on going repairs.
- Contribute to the local economy, creating local jobs and bring additional visitors into the area.



## TIMELINE

**Early March 2018:** Community Consultation  
**March 2018:** Finalise proposal following community feedback  
**Early April 2018:** Target Planning Submission

*NB. Subject to change*

## YOUR VIEWS ARE IMPORTANT TO US

We want to make sure you have an opportunity to comment on the proposal before it is finalised. Please take a few minutes to provide your feedback. Your feedback will be used to inform the final phase of design work.

Should you wish to have more time to consider your responses then please visit and leave your feedback at: [www.crippsandco.com/pen-y-bryn](http://www.crippsandco.com/pen-y-bryn)

