

Ref: Erect milking parlour/dairy building  
Low Shaw Farm  
The Green  
Millom LA 18 5JD

'Rockland'  
Lady Hall  
Millom  
Cumbria LA18 5HR

## Design & Access Statement

01/06/2023

The application relates to the erection of a free standing milking parlour & dairy building, to upgrade milking from the old "tied up in the byre" system presently adopted.

Low Shaw is a dairy farm, plus sheep which are grazed on the salt marsh most of the year.

The dairy cows are now housed in the previously approved cubicle building positioned at 10.36m north of the proposed & this new building completes the modernization of the dairy system.

The proposed building is located immediately behind (eastward) the existing byre, part of which is proposed removed for milk tanker access. The remaining section of byre will become a calf rearing building.

The building footprint will be 30.33 x 9.15m, but along with 2 areas of yard concreting, feed tower base & water storage frame totals 461.14m<sup>2</sup>.

The steel framed portal roof will be 4.57m to the eaves, & 5.9m to the ridge (off floor level). The height caters for a loft over the dairy for the feed distribution system etc.

The roof & majority of upper side cladding is proposed as Big Six Corrugated cement fibre sheet, grey, to match the earlier cubicle building & byre roofs. The east gable is to be "yorkshire" boarding to match the cubicle building sides.

The lower 2m walls are to be reinforced concrete panels, natural colour to match the cubicle building.

Doors into the dairy are to be upvc, for hygienic reasons, & maintain vermin proofing.

Whilst Low Shaw farm is a dairy farm, it is part of a 3 farm unit, all family owned / rented, which includes beef cattle & more sheep, & employs 6 people, including applicants.

The rainwater is to be harvested in storage tanks shown, & used for the daily "volume washing" of dairy/parlour, & with the overflow going to soakaways - to the east.

Access to Low Shaw farm is via a hardcore track from Green Road, near the station, partially across the marsh, maintained wholly by the applicants & will remain unchanged.