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Wrecsam LL11 1LG

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Application for prior notification of agricultural or forestry development - proposed building

Town and Country Planning (General Permitted Development) Order 1995 - Schedule 2, Parts 6 and 7

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Cae Mor Farm

Address Line 1

Lane From B4579 Via Cae Mor Farm To C300

Address Line 2

Llwynmawr

Town/city

Llangollen

Postcode

LL20 7BE

Description of site location (must be completed if postcode is not known)

Easting (x)

322818

Northing (y)

335980

Description

Applicant Details

Name/Company

Title

First name

Surname

E & J Morris

Company Name

Address

Address line 1

Cae Mor Farm

Address line 2

Llwynmawr

Address line 3

Wrexham

Town/City

Llangollen

Country

Postcode

LL20 7BE

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Corbett

Company Name

Roger Parry & Partners LLP

Address

Address line 1

Roger Parry & Partners

Address line 2

The Estates Office

Address line 3

20 Salop Road

Town/City

Oswestry

Country

United Kingdom

Postcode

SY11 2NU

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

The Proposed Building

Please indicate which of the following are involved in your proposal

- [x] A new building
- [ ] An extension
- [ ] An alteration

Please describe the type of building

Proposed agricultural building to be sued for storage and all associated works

Please state the dimensions of the building

Length

20.0 metres

Height to eaves

4.0 metres

Height to ridge

5.5 metres

Please describe the walls and the roof materials and colours

Materials

Walls to be timber cladding

Walls

External colour

Timber

Roof

Materials

Box profile metal sheeting

External colour

Juniper green

Has an agricultural building been constructed on this unit within the last two years?

- ○ Yes
- ⊘ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

- ○ Yes
- ⊘ No

Would the ground area covered by the proposed agricultural building exceed 465 square metres?

- ○ Yes
- ⊘ No

Please note: If the ground area covered exceeds 465 square metres it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

◯ Yes
⊘ No

The Site

What is the area of the proposed agricultural unit? (square metres or hectares)

19.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

100

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

The building will be used for storage of machinery and equipment

Is the proposed development designed for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

The building is of a design typical of agricultural buildings

Does the proposed development involve any alteration to a dwelling?

◯ Yes
⊘ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

⊘ Yes
◯ No

What is the height of the proposed development?

5.5 Metres

Is the proposed development within 3 kilometres of an aerodrome?

◯ Yes
⊘ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

⊘ The agent
◯ The applicant
◯ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Richard Corbett

Date

26/06/2024