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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

Forge Farm

Address Line 1

Lane From Colliery Road To Brynkinallt Estate

Address Line 2

Brynkinallt

Town/city

Chirk

Postcode

LL14 5BH

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

Easting (x)

331100

Northing (y)

338644

Description

Applicant Details

Name/Company

Title

Mr

First name

William

Surname

Evans

Company Name

CJ & FM EVANS

Address

Address line 1

Forge Farm

Address line 2

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL14 5BH

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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

Steel portal framed agricultural building measuring 18m x 24m x 8m (eaves), totalling 432m2 with the capability to hold up to approximatley 1,000 tonnes of grain.

Please state the dimensions of the building

Length

18.0 metres

Height to eaves

8.0 metres

Height to ridge

9.7 metres

Please describe the walls and the roof materials and colours

Materials

Roof material - Profile 6 Fibre Cement sheets - Colour: Natural Grey

Side Cladding - Box Profile Plastisol Sheeting - Colour: Olive Green - (12 B 27)

Concrete Panels - Colour: Concrete

Walls

External colour

Olive Green - (12 B 27)

Roof

Materials

Profile 6 Fibre Cement sheets

External colour

Colour: Natural Grey

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

- (x) Yes
- ( ) No

If Yes, what is the overall ground area?

164.0 square metres

What is the distance from the proposed new building?

382.0 metres

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

- ( ) Yes
- (x) 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)

432.0

Scale

Sq.metres

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

120

Months

0

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

⊘ Yes
◯ No

If yes, please explain why

The farming business has increased in the cropping area and will now be harvesting substantially more cereal and grain crops. There is currently no on-site grain storage facilities as all existing buildings are used for animal housing and are not designed to store grain. In order for the Farm to be red tractor compliant, we need to have dedicated hygienic grain storage which is solely for grain.

Based on the increased cropping area, we estimate a requirement for 850 - 950 Tones of grain storage capacity.

Is the proposed development designed for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

The building is specifically designed for agricultural grain storage by using pre-stressed grain grade concrete panels, which are built to a 4m height to allow for grain to be piled internally. The eaves height and total internal height are designed to allow for articulated lorries and large modern agricultural trailers to tip effectively.

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?

9.7	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

William Evans

Date

20/02/2025