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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

Agricultural Building

Address Line 1

Access Roads To Properties In Lightwood Green

Address Line 2

Lightwood Green

Town/city

Overton

Postcode

LL13 0HU

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

Easting (x)

338681

Northing (y)

340726

Description

Applicant Details

Name/Company

Title

A Sadowski & Sons

First name

Adam

Surname

Sadowski

Company Name

A Sadowski & Sons

Address

Address line 1

Agricultural Building Access Roads To Properties In Lightwood Green

Address line 2

Lightwood Green

Address line 3

Wrexham

Town/City

Overton

Country

Postcode

LL13 0HU

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

William

Surname

Evans

Company Name

Address

Address line 1

Lambourne House

Address line 2

Pont-Y-Blew

Address line 3

Town/City

Chirk

Country

United Kingdom

Postcode

LL14 5BH

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

The proposed structure measures 120ft x 40ft x 16ft (36.19m x 12.46m x 4.87m) and will be used to store hay and straw. The shed is to be made from a No.6 x 20ft b ays which are steel frame with a pitched roof. The roof material is grey profile 6 fibre cement corrugated sheets. The sides are to be clad from eaves to the top of the concrete panels in olive green box profile to blend in with the general countryside and match existing farm sheds on the site. The front side (Yard) will be left open to allow loading and unloading of straw.

The proposed shed DOES NOT require an electrical or water connection as it is to be used for straw and hay bales.

Please state the dimensions of the building

Length

36.2 metres

Height to eaves

4.8 metres

Height to ridge

6.6 metres

Please describe the walls and the roof materials and colours

Materials

Galvanised Steel Frame

Concrete panels up to 2m high from ground level. Above this, to the eaves is Olive Green box profile sheeting.

Roof material is Profile 6 Fibre cement sheets in Grey colour.

All colours and materials have been choosen to match the agricultrual setting and existing farm buildings.

Walls

External colour

Olive Green

Roof

Materials

Fibre Cement

External colour

Grey

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)

93.0

Scale

Hectares

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

Less than 1 but at least 0.4

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

35

Months

1

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

⊘ Yes
◯ No

If yes, please explain why

The farming business has bought an additional 90 acres and is expanding its cropping area. Currently, there is not enough storage for straw/hay, and No. 2 x lorry trailers are being rented as interim storage (See images attached). The additional straw storage will allow the applicant to store the additional capacity from the additional acreage as well as reduce crop wasteage.

By storing more of their own straw/hay, the applicant is therefore less reliant on imported fodder during the winter months allowing which has reached peak prices in recent years due to bad weather. This yard is used to store all straw/hay and farm machinery.

The proposed dimensions will provide storage for approximately 700 bales. Based on a straw yield of 1.25Tones/acre x 90 acres = 112 Tons (Average bale ~200kg) = 560 bales.

Each bay will hold around 100 bales x No.6 bays = 600 bale storage capacity.

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

The shed has been specifically designed for storing straw and hay bales with an eaves height of 4.87m (16ft). The front (South) side of the shed is left open to allow easy access for loading and unloading of bales which works well with the farm yard and how it currenly flows.

Does the proposed development involve any alteration to a dwelling?

- [ ] Yes
- [x] No

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

- [x] Yes
- [ ] No

What is the height of the proposed development?

6.6	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- [ ] Yes
- [x] 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
- [x] No

Site Visit

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

- [ ] Yes
- [x] No

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

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

William Evans

Date

02/06/2025