Oak Court Farm
Llewelyn Road
Vron, Tanyfron
Wrexham LL11 5TW

Planning Department
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

27th July 2025

Dear Sir/Madam,

Re: Full Planning Application – Rural Worker's Dwelling (Static Caravan), Access Track and Cycle Parking Area at Oak Court Farm, Tanyfron, Wrexham LL11 5TW, previously described as **Land to the South East of, The Old Mistal, Vron Farm, Llewelyn Road, Vron, Tanyfron, Wrexham, LL11 5TW**

Please find enclosed a full planning application for the siting of a rural worker's dwelling (static caravan); the installation of a low-impact grass mesh access track; and a cycle parking area at Oak Court Farm, Tanyfron.

The application is submitted in support of an active and growing diversified agricultural enterprise operated by four new entrant farmers (two of whom are also Young Farmers). The proposal responds to the functional need for on-site accommodation to ensure the welfare of livestock, the management of labour-intensive off-grid infrastructure, and the security of livestock, equipment and produce.

The submission includes:

- Completed application form and fees
- Location and Block Plan (1:2500)
- Planning Support Statement (including Agricultural & Functional Need Statement (with Rural Enterprise Dwelling Appraisal); Heritage Statement; Ecological and Conservation Statement; Transport Statement; Flood Risk Assessment Statement; Coal and Development High Risk Area Statement; and static caravan floor plan and elevations)
- Supporting Business Plan
- Historical OS Maps
- Site photographs and drainage details
- Constructed Wetland Design appendix

Scheduled Monument Consent is being sought in parallel for the section of the access track which crosses Offa's Dyke at an already-disturbed point. The proposal has been designed with minimal ground disturbance and full consideration of heritage protection.

The applicants' intention is to return to productive use the currently undermanaged and under-utilised land, which has become isolated from any existing working farm buildings. We trust the enclosed material demonstrates both the necessity and the policy compliance of the proposal, and respectfully request that this full planning application be approved.

We shall be happy to provide any additional information or facilitate a site visit if required.

Yours faithfully,

Tom and Katherine Pruen, and
Dominic and Toby Devlin
Directors, Oak Court Enterprises Ltd