Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

Application for prior notification of proposed demolition

Town and Country Planning (General Permitted Development) Order 1995 - Schedule 2, Part 31

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

Caedicws

Address Line 1

Lane From Selattyn Road To Cae Mor Wood Junction

Address Line 2

Glyn Ceiriog

Town/city

Llangollen

Postcode

LL20 7BY

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

Easting (x)

320085

Northing (y)

335795

Description

Applicant Details

Name/Company

Title

Mr

First name

Steven

Surname

Fieldsend

Company Name

The Aldburgh Estate

Address

Address line 1

Caedicws Lane From Selattyn Road To Cae Mor Wood Junction

Address line 2

Glyn Ceiriog

Address line 3

Wrexham

Town/City

Llangollen

Country

Postcode

LL20 7BY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Theodore

Surname

Speaks

Company Name

Speaks Design Services

Address

Address line 1

Dalton House

Address line 2

35 Chester Street

Address line 3

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 8AH

Contact Details

Primary number

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

Secondary number

Email address

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

Proposed Demolition Works

Please describe the building(s) to be demolished

Single storey concrete and timber outbuildings connected to an existing farmhouse.

Please state the reasons why demolition needs to take place

The outbuildings are dilapidated and are at risk of collapse.

Please describe the proposed method of demolition

Fencing and signage will be erected to restrict unauthorized access during the demolition.
Any materials that can be reused or recycled will be identified, segregated and disposed of in the appropriate manner.
Careful demolition to dismantle the structure will take place piece by piece, beginning with the roof, followed by walls, then foundations.

How and where would spoil/rubble be disposed of?

Recyclable materials will be taken to the appropriate facilities.
Non-recyclable waste to be disposed of at licensed landfills.
Rubble to be re-purposed within the farm site if possible.

Please provide details of the proposed restoration of the site

Permeable ground finish suitable for pedestrian access to the existing farmhouse.

When do you expect the works to commence (date must be post application submission)?

01/10/2025

When do you expect the works to be completed (date must be post application submission)?

19/12/2025

Are there any public Rights of Way within the site or immediately adjoining the site?

◯ Yes
⊘ No

Is redevelopment or rebuilding proposed at a later date?

◯ Yes
⊘ No

Does the proposal involve the felling or pruning of any tree(s)?

◯ 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

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

◯ Yes
⊘ No

Declaration

I/We hereby apply for Prior Approval: Demolition of building 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

Theodore Speaks

Date

15/08/2025