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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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

331105

Northing (y)

338398

Description

The site is an agricultural field adjacent to an unclassifed lane - USRN 46900244

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

Pont-Y-Blew

Address line 3

Chirk

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

The proposed structure is a 30 ft x 60 ft x 12 ft (height to eaves) agricultural machinery storage shed. The shed is going to be made from a steel frame in 3 x 20ft bays with a dual-pitch roof. The roof is going to be made from fibre cement corrugated sheets with a total of 6 skylights to allow for natural lighting. The sides are to be clad at full height in Juniper green box profile to blend in with the existing sheds on the farm and the surrounding countryside. The proposed shed DOES NOT require electrical or water connection as it is to be used for storing agricultural machinery only.

Please state the dimensions of the building

Length

18.0 metres

Height to eaves

3.5 metres

Height to ridge

6.5 metres

Please describe the walls and the roof materials and colours

Materials

FRAME: Galvanised Steel Frame
SIDES: Juniper Green Box Profile Cladding for the sides
ROOF: Light Grey - Corrugated fibre cement sheeting

Walls

External colour

Juniper Green - 917B27

Roof

Materials

Corrugated Fibre Cement Sheeting

External colour

Light 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?

162.0 square metres

What is the distance from the proposed new building?

201.0 metres

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)

120.0

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

We are very limited on space at the main farm unit, Forge Farm, as its built on the side of a hill, with the majority of the sheds used for housing livestock. We built a new machinery/general-purpose shed in 2024 as close to the main unit, which is being used for storage of hay/straw as the business has grown with more animals on the main site. All of our machinery is now back to being stored outside in the elements, which increases wear and tear of the machinery, exposing it to a higher risk of being stolen or vandalised and generally gets in the way of day-to-day operations and valuable yard space.
Having a new building to store seasonal equipment will allow the business to function better and reduce depreciation on machinery in the long term.

Is the proposed development designed for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

The shed size of 18m x 9m will allow us to house the intended equipment. Eaves height is kept to the minimum we require as necessary to access it with tractors to move equipment around.

The size of the building is the minimum required to store the intended equipment

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?

6.5	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

If Yes, please provide details

The proposed development would not have an impact on any listed buildings/sites however there is two with in 400m of the proposed site. Non of which have sight over the proposed building due to existing trees and other buildings in the way.

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

05/12/2025