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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

Land at Grange Road, Penley, LL13 0LP

Address Line 1

Land at Grange Rd

Address Line 2

Penley

Town/city

Wrexham

Postcode

LL13 0LP

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

Easting (x)

341939

Northing (y)

339240

Description

Agricultural Field, Land at Grange Road, Penley, Wrexham, LL13 0LP

Applicant Details

Name/Company

Title

Mr

First name

Adam

Surname

Sadowski

Company Name

A Sadowski & Sons

Address

Address line 1

23

Address line 2

Penley

Address line 3

Ellesmere Lane

Town/City

Wrexham

Country

United Kingdom

Postcode

LL13 0LP

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

William

Surname

Evans

Company Name

Address

Address line 1

Lambourne House

Address line 2

Address line 3

Town/City

Chirk

Country

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 (36m x 12m x 4.8m) and will be used to store agricultural equipment used within the farming business. The shed is to be made from a No.6 x 20ft bay, which is are steel frame with a pitched roof. The roof material is grey profile 6 fibre cement corrugated sheets. The sides are to be fully clad top to bottom with Juniper Green box profile to blend in with the general countryside and match existing farm sheds on the site. The building is to have No.2 x 6m roller shutter doors on each end for security and access.

The proposed shed DOES NOT require an electrical or water connection.

Please state the dimensions of the building

Length

36.0 metres

Height to eaves

4.8 metres

Height to ridge

6.6 metres

Please describe the walls and the roof materials and colours

Materials

Roof Material: Fibre Cement sheets - Grey
Walls: Box Profile Cladding - Juniper Green

Walls

External colour

Juniper Green - 912 B 27

Roof

Materials

Fibre Cement Profile 6 Sheets

External colour

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?

432.0 square metres

What is the distance from the proposed new building?

3700.0 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)

95.0

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

50

Months

0

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

⊘ Yes
◯ No

If yes, please explain why

Due to expansion within the farming business, there isn't sufficient covered and secure storage at the main farm site for all machinery. The increase in rural crime has meant the client is having to store the higher value machinery at this location since it is overlooked from their residential home. The main farm site is approximately 3.7KM away, which makes security an issue with no on-site residents. Further, leaving machinery outside and open to the elements leads to faster depreciation. With the narrow financial margins in farming, the client sees the investment in a dedicated, secure machinery store as a worthwhile investment in to the future of their agricultural business.

Is the proposed development designed for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

The proposed building is specifically designed to store machinery with its eaves height of 4.8m (for access with the Hedge cutter mounted on a tractor). The building dimensions of 36m x 12m allow for the trailers (each around 7-8m in length) to be stored with ease and leave space for other equipment and manoeuvrability within the building. Roller shutter doors at each end allow for a flexible access

The building's outer materials also denote the agricultural use. Juniper Green box profile is the industry standard, fibre cement roof is non-drip ideal for storing machinery.

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?

6.6	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

08/12/2025