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

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

Avenue Farm

Address Line 1

Lane From Avenue Farm To Bettisfield Hall Farm

Address Line 2

Bettisfield

Town/city

Whitchurch

Postcode

SY13 2LA

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

Easting (x)

346150

Northing (y)

336837

Description

Applicant Details

Name/Company

Title

Mr

First name

James

Surname

Thomas

Company Name

P&L AgriConsulting Ltd

Address

Address line 1

Avenue Farm

Address line 2

Bettisfield

Address line 3

Wrexham

Town/City

Whitchurch

Country

United Kingdom

Postcode

SY13 2LA

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

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

Secondary number

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

Email address

Agent Details

Name/Company

Title

Mr

First name

Will

Surname

Phillips

Company Name

P&L AgriConsulting Ltd

Address

Address line 1

Fields Farm

Address line 2

Alkington Road

Address line 3

Town/City

Whitchurch

Country

Postcode

SY13 3NH

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
- [x] An extension
- [x] An alteration

Please describe the type of building

This application includes
New Buiolding to replace existing Dutch Barn Portal Frame with extensiion over the existing feed area
Extension on Loose Yard to cover feed area
To replace earth bank walls or bund with concrete panel walls to meet regulations and NRW requirements
All these are required or encourage by NRW and also will reciev grant funding from RPW

See additiona details on Design Statement and Additional Information with application

Please state the dimensions of the building

Length

34.1	metres

Height to eaves

5.3	metres

Height to ridge

7.3	metres

Please describe the walls and the roof materials and colours

Materials

Silage Clamp walls 3m plus safety rail concrete panels - grey
Barn Replacement building Fibere Cement Roof grey gable end - concrete panels, Yorkshire board and gates
loose Yard Extension Fibre ceement roof - grey to match existing

See also drawing supplied with application

Walls

External colour

grey

Roof

Materials

Pro 6 Fibre Cement both buildings

Silage Walls Not Applicable

External colour

Natural 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?

- [x] Yes
- [ ] No

If Yes, will the building be more than 400 metres from the nearest house excluding the farmhouse?

- [x] Yes
- [ ] No

Would the ground area covered by the proposed agricultural building exceed 465 square metres?

- [ ] Yes
- [x] 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
- [x] 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?

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?

- [x] Yes
- [ ] No

If yes, please explain why

To reduce fouled water from stock yards both building applications

To bring silage clamp up to required regulations and implementing the Silage Slurry and Fuel Oil Regulations (SSAFO),
These require that the clamp has a perimeter drain located on the outside of the clamped forage.

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

Farm Buildings are to replace existing builings and or cover fouled yards so are designed to allow cattle housing and access and meet welfare regulations

The silage clamp walls meet BS 5502 and are designed accordingly

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?

7.4	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

Will Phillips

Date

10/12/2025