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

Llinell Gymorth: 01978298994
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Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
E-mail: planning@wrexham.gov.uk
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Householder Application for Planning Permission for works or extension to a dwelling and Listed Building Consent

Town and Country Planning Act 1990; Historic Environment (Wales) Act 2023

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

Mill Farm House

Address Line 1

Road From B5098 Bersham To Hafod Y Gwni

Address Line 2

Bersham

Town/city

Wrexham

Postcode

LL14 4LL

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

Easting (x)

330633

Northing (y)

349234

Description

Applicant Details

Name/Company

Title

First name

Cara and Richard

Surname

Spinks

Company Name

Address

Address line 1

Mill Farm House Road From B5098 Bersham To Hafod Y Gwni

Address line 2

Bersham

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL14 4LL

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 ******

Description of Proposed Works

Please describe the proposed works

Proposed new single storey rear extension

Has the work already been started without planning permission?

◯ Yes
⊘ No

Listed Building Details

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

◯ Don't know
◯ Grade I
◯ Grade II*
⊘ Grade II

Have you applied for a certificate from the Welsh Ministers stating that they do not intend to list the building?

◯ Yes
⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

◯ Yes
⊘ No

b) works to the exterior of the building?

⊘ Yes
◯ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

◯ Yes
⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Details contained with Drawings and Statements as submitted with Application.

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

◯ Yes
⊘ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

◯ Yes
⊘ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Parking

Will the proposed works affect existing car parking arrangements?

◯ Yes
⊘ No

Trees and Hedges

Are there any trees or hedges on the site or adjoining the proposed site that would be affected by the development proposal?

◯ Yes
⊘ No

If you have answered Yes, you may need to provide a survey before your application can be validated. Your local planning authority can advise on whether a survey is required, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Biodiversity and Geological Conservation

Does your proposal involve:

(i) demolition of a building?

◯ Yes
⊘ No

(ii) alterations or enlargement to your roof?

◯ Yes
⊘ No

(iii) the loss of any trees or hedgerows?

◯ Yes
⊘ No

If you have answered Yes to any of the above questions, you may be required to submit a biodiversity survey to your local planning authority with your application form.

Your local planning authority will be able to advise you further, guidance is also available in the help text.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] 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
- [x] The applicant
- [ ] Other person

Pre-application Advice

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

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

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

Surname

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

Reference

ENQ/2025/0271

Date (must be pre-application submission)

17/10/2025

Details of the pre-application advice received

Mill Farmhouse is a Grade II listed building that contributes significantly to the rural vernacular character of the Bersham Conservation Area. The property is closely associated with the historic Clywedog Valley Industrial landscape and the internationally significant Bersham Ironworks, reinforcing its cultural and architectural importance.

The proposal seeks to construct a rear extension to accommodate a kitchen area spanning 30m2. As per details submitted, the design has been carefully considered to respect and preserve the architectural integrity and heritage context of the existing building. The extension will be of a subordinate scale relative to the host property and will utilise materials and detailing consistent with the original structure, ensuring visual harmony and minimal impact on the historic fabric.

This addition is intended to serve as a long-term, functional enhancement to the dwelling, supporting its continued use as a residential property. The extension will adjoin existing extended elements of the house and should accompany all necessary supporting documentation, as outlined in the relevant sections of this submission.

The proposed extension to the property is likely to have minimal environmental impact if designed and executed in line with conservation and heritage guidelines. However, it must be carefully managed to avoid adverse effects on the historic and natural surroundings.

Views of Conservation Officer:
“The proposed extension, modest in indicative scale and positioning, is not necessarily objectionable. However, it is not possible at this stage to confirm whether it would be supported without further information and justification. We would therefore welcome additional commentary on the following points to enable us to provide more robust feedback:
• Assessment of significance: Has an assessment been undertaken? A clear understanding of the building’s significance and sensitivities will help inform the design and minimise potential negative impacts. A Heritage Impact Assessment (HIA) will be required to support an application for LBC, but it is also valuable at the inception of a project.
• Justification for additional space: The property appears to be of substantial size. Could the desired facilities be achieved through reordering the existing layout rather than extending? • Positioning of the extension: As shown, the extension would be visible from the road and wider conservation area. Could the south elevation, within the angle, offer a less prominent location?
• Impact on gardens and setting: Will alterations to the gardens or landscaping be required to accommodate the extension? Such changes could affect the contribution the setting makes to the significance of the listed building. We would be very happy to review any further information with a view to providing more detailed and constructive feedback.”

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

◯ Yes
⊘ No

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012 & Listed Buildings and Conservation Areas (Procedure and Interest Rate) (Wales) Regulations 2024

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Are you the sole owner of ALL the land?

⊘ Yes
◯ No

Certificate Of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which this application relates.

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Theodore

Surname

Speaks

Declaration Date

27/01/2026

☑ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

⊘ (A) None of the land to which the application relates is, or is part of an agricultural holding
◯ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

◯ The Applicant
⊘ The Agent

Title

Mr

First Name

Theodore

Surname

Speaks

Declaration Date

27/01/2026

☑ Declaration made

Declaration

Declaration

I/We hereby apply for Householder planning & listed building consent 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

02/02/2026