

Planning Statement

Hoseley Bank Farm, Hoseley Lane, Marford, Wrexham, LL12 8YD

Erection of a Grain Store

Hoseley Farms

March 2026

Roger Parry & Partners LLP
www.rogerparry.net
planning@rogerparry.net
Tel: 01691 655334

Author:	Emily Bright BSc (Hons)
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Roger Parry & Partners LLP
Mercian House
9 Darwin Court
Oxon Business Park
Shrewsbury
SY3 5AL

Tel: 01691 655334
01743 791336

emily@rogerparry.net

www.rogerparry.net

Ref: 81974

1.0 Introduction

This Planning Statement is prepared and submitted in support of an Agricultural Prior Notification application, submitted under Schedule 2, Part 6 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

The statement is designed to aid the Planning Officer in making their recommendations.

2.0 The Site

The application site comprises a total of approximately 464m2 of existing farmyard at Hoseley Bank Farm, Hoseley Lane, Marford, Wrexham, LL12 8YD. The proposed building is located adjacent to an existing agricultural building to the east of the existing farmyard. The proposed building would stand at a lower elevation than the existing farm buildings limiting any views from the road. The land subject of the prior notification forms part of the agricultural holding run by the Applicants, Hoseley Farms.

The site's Eastings and Northings are:

E: 336937 N: 354028

The What3Words address is:

///thrones.chugging.smug

3.0 The Proposal

Proposed is the construction of a new agricultural steel-portal framed building to be used as a grain store.

The proposal will measure approximately 21.8m in length and 21.3m in width; having a resultant floor area of 464m2. The building will be finished externally with green box profile cladding with green roof sheeting, in keeping with the adjacent buildings.

4.0 Assessment

The proposal is assessed against the criteria contained within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales), as follows:

Would the development be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area?	No
Would it consist of, or include, the erection, extension or alteration of a dwelling?	No
Would it involve the provision of a building, structure or works not designed for agricultural purposes?	No
Would the ground area covered by any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations; or any building erected or extended or altered by virtue of Class A, exceed 465 square metres?	No
Is the building, structure or works within 3km of the perimeter of an aerodrome and over 3m in height?	No
Is any part of the building, structure or works over 12m in height?	No
Are any parts of the development within 25 metres of the metalled part of a trunk or classified road?	No
Would the building, structure or excavation used for the accommodation of livestock, of storage of slurry or sewage sludge be within 400m of the curtilage of a protected building?	No – the building will be for grain storage only
Would the development involve excavations or engineering operations on or over article 1(6) land which are connected with fish farming?	No
Would the works be within 90 metres of another building, structure, works, plant, machinery, ponds or tanks constructed in the last 2 years, and would the combined ground area covered by the works exceed 465sq. meters?	No
Would the development involve the extraction of any mineral from the land (including removal from any disused railway embankment) or the removal of any mineral from a mineral-working deposit?	No
Would the development involve waste materials being brought on to the land from elsewhere for deposit, except for use in works described in Class A(a)?	No
Have any part of the works already started?	No

In light of the above, the development as proposed benefits from permitted development rights, and does not require the benefit of full planning permission. The principle of development on this site is therefore acceptable and not for question.

The proposed building is required in connection with the Applicants' agricultural activities on the land; to store grain. It will not be used for the housing of livestock, nor for the storage of manure/slurry.

At present, the holding suffers due to insufficient storage areas within the farm to store grain. No other suitable or empty buildings on the proposed site exist – leaving the construction of a new building the only feasible option.

The building as proposed is of typical modern agricultural appearance and will be finished externally with green box profiled cladding under a green sheet roof. Such buildings are a common feature of the Wrexham countryside and are to be expected in rural areas. The presence of existing agricultural buildings and yards means that the proposed agricultural building is in-keeping with the surrounding rural character and will blend naturally into its setting. Additionally, the building is set back from the road and is positioned at a lower elevation to the adjacent buildings, which reduces its visibility and ensures that the overall visual impact is minor.

The proposed site is not subject to flooding, surface water issues, or the presence of small watercourses. Furthermore, given its location within the working farmyard, the proposed development is not expected to have any adverse impact on local ecology and biodiversity.

The development will not result in the loss or destruction of any existing on-site trees or hedgerows, and there are no protected/designated ecological sites within close proximity.

No changes to the existing highway access are proposed and the proposed development will have no appreciable impact upon traffic movements to/from the application site.

5.0 Conclusion

The development benefits from the permitted development rights as outlined within Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales).

Furthermore, the development has been appropriately sited and designed so as to avoid any adverse impacts upon the visual amenities of the area and the host landscape. It is therefore respectfully requested that the Local Planning Authority confirms prior approval is not required for the development.