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Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

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

Hoseley Bank Farm

Address Line 1

Hoseley Lane

Address Line 2

Marford

Town/city

Wrexham

Postcode

LL12 8YD

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

Easting (x)

336788

Northing (y)

353964

Description

Applicant Details

Name/Company

Title

Mr

First name

Andrew Phillip

Surname

Jones

Company Name

HOSELEY FARMS

Address

Address line 1

Hoseley Bank Farm, Hoseley Lane

Address line 2

Marford

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL12 8YD

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Richard

Surname

Corbett

Company Name

Roger Parry & Partners LLP

Address

Address line 1

Mercian House

Address line 2

9-10 Darwin Court

Address line 3

Oxon Business Park

Town/City

Shrewsbury

Country

United Kingdom

Postcode

SY3 5AL

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

A new agricultural steel-portal framed building to be used as a grain store.

Please state the dimensions of the building

Length

21.8 metres

Height to eaves

7.3 metres

Height to ridge

10.3 metres

Please describe the walls and the roof materials and colours

Materials

The building will be steel-portal framed and finished externally with green box profile cladding with green roof sheeting, in keeping with the adjacent buildings.

Walls

External colour

Green

Roof

Materials

Roof sheeting

External colour

Green

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?

- ◯ 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)

283.0

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

80

Months

12

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

- ⊘ Yes
- ◯ No

If yes, please explain why

To store grain following the farms harvest.

Is the proposed development designed for the purposes of agriculture?

- ⊘ Yes
- ◯ No

If yes, please explain why

The building will be a steel portal-frame structure, chosen for its strength. External cladding will consist of green box-profile sheeting, allowing the building to blend into the surrounding rural landscape and be in keeping with the adjacent farm buildings. The design provides a clear-span interior, which is essential for tipping trailers and managing bulk grain.

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?

10.3	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

Richard Corbett

Date

18/03/2026