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Neuadd Y Dref, Wrecsam, LL11 1AY

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Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

Telephone: 01978298994
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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

Yew Tree Farm

Address Line 1

Lane From Lambpit Street To Hall Lane

Address Line 2

Pen-y-cae

Town/city

Wrexham

Postcode

LL14 1UW

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

Easting (x)

327903

Northing (y)

345995

Description

Applicant Details

Name/Company

Title

First name

Surname

Mrs Thomas

Company Name

Address

Address line 1

Yew Tree Farm Lane From Lambpit Street To Hall Lane

Address line 2

Pen-y-cae

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL14 1UW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Gwyn

Surname

Humphreys

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

Erection of an Agricultural Storage Building

Please state the dimensions of the building

Length

30.5 metres

Height to eaves

15.2 metres

Height to ridge

6.6 metres

Please describe the walls and the roof materials and colours

Materials

Concrete lower walls, box profile metal cladding above

Walls

External colour

Slate blue

Roof

Materials

Fibre cement sheet roof

External colour

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?

- ○ 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)

14.2

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?

⊘ Yes
◯ No

If yes, please explain why

To provide modern and under-cover secure storage for agricultural machinery, vehicles and implements.

Is the proposed development designed for the purposes of agriculture?

⊘ Yes
◯ No

If yes, please explain why

The proposal will be of standard modern agricultural design and appearance.

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

Gwyn Humphreys

Date

24/03/2026