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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

Land at Manley Hall Farm

Address Line 1

ERBISTOCK

Address Line 2

Town/city

WREXHAM

Postcode

LL13 0DH

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

Easting (x)

335061

Northing (y)

341474

Description

Land at Manley Hall Farm

Applicant Details

Name/Company

Title

First name

Surname

S R Lewis

Company Name

Address

Address line 1

Manor Farm

Address line 2

Eyton

Address line 3

Town/City

Wrexham

Country

Postcode

LL13 0SN

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

First name

Tom

Surname

Selby

Company Name

Selby Rural Limited

Address

Address line 1

The Old Dairy

Address line 2

Golborne Hall

Address line 3

Milton Green

Town/City

Chester

Country

GB

Postcode

CH3 9DR

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 general-purpose agricultural storage building

Please state the dimensions of the building

Length

30.4 metres

Height to eaves

6.4 metres

Height to ridge

8.4 metres

Please describe the walls and the roof materials and colours

Materials

The north elevation will be open fronted to allow access for the modern farm machinery. The remaining east, south and west elevations will comprise of two panel precast concrete panels being 2m in height with timber Yorkshire boarding from the top of the precast concrete panel to the eaves / ridge on the gable ends.

Walls

External colour

The north elevation will be open fronted to allow access for the modern farm machinery. The remaining east, south and west elevations will comprise of two panel precast concrete panels being 2m in height with timber Yorkshire boarding from the top of the precast concrete panel to the eaves / ridge on the gable ends.

Roof

Materials

The roof will comprise of grey fibre cement sheets and grp rooflights throughout allowing natural lighting. It is understood that the Local Planning Authority prefer grey roofing as it blends in with the sky's most frequent colour, grey, and thus has the least visual impact on the surrounding area.

External colour

The roof will comprise of grey fibre cement sheets and grp rooflights throughout allowing natural lighting. It is understood that the Local Planning Authority prefer grey roofing as it blends in with the sky's most frequent colour, grey, and thus has the least visual impact on the surrounding area.

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)

204.0

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

150

Months

0

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

⊘ Yes
◯ No

If yes, please explain why

The business has grown significantly, since the applicants purchased Manley Hall Farm being a support holding to their tenanted farm at Manor Farm at Eyton. Manor Farm (being the rented main farm) extends to approximately 145 acres (58.679), where the main dairy herd are housed.

The buildings at Manley Hall Farm are utilised for youngstock and dry cows during the winter months and the existing buildings are fully utilised for this purpose, hence the application for a general purpose building to allow for storage of fodder, machinery and bedding.

Currently, owing to increased productivity there is a large range of produce and machinery which is kept outside. It is essential to uphold the quality of produce and expensive machinery, and therefore it is important this is not left outside to be weathered.

When produce is left outside, it is damaged by the weather. The produce tends to become wet and then rot which reduces the quality and makes it inedible for livestock. Currently, S R Lewis have to get all of the grass bales wrapped which is an additional expense to mowing and harvesting. This cost can be reduced, if the fodder can be kept inside. And there will be less waste and rotted produce. These savings will boost profitability of the business and ensure the sustainability of the farming enterprise.

As you will be aware, agricultural machinery is very expensive and if left outside it will become weathered and rust. This will not only cause the expensive machinery to depreciate quicker, but it will also result in the piece of equipment breaking more often, which again would incur unnecessary expense for S R Lewis, having to get the equipment fixed.

The land at Manley Hall and rented blocks adjoining the farm total 170 acres, of which approximately The majority of this land is grass and therefore if baled could produce 1700 bales per annum, ensuring these bales are stored internally and not having to be wrapped at a cost of £13 per bale could save up to £22,000 per annum in silage wrap alone.

It is important that all fodder, bedding and machinery is kept inside. This will not only ensure that the equipment is protected from the elements but also ensure that no one can steal, vandalise or even burn/torch the produce; unfortunately, incidents such as arsonists torching bales of hay are becoming more common. Therefore my client wishes to take all reasonable steps to protect his produce. The produce kept in the proposed building is expensive and integral to the running of the beef enterprise. Keeping it secure significantly reduces the chances of it being damaged or depreciated, this ensures the business does not have to replace the produce or fix the equipment and therefore increases profitability.

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

The building is compatible with other agricultural buildings on the holding and in the area.
The open span building allows easy access into the building with modern farm machinery. The height of the ridge and eaves allows bales to be stacked and height.

The precast concrete panels allow the bales to be stacked in a way that is compliant with Health and Safety Regulations.

Does the proposed development involve any alteration to a dwelling?

- [ ] Yes
- [x] No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- [x] Yes
- [ ] No

What is the height of the proposed development?

8.4	Metres

Is the proposed development within 3 kilometres of an aerodrome?

- [ ] Yes
- [x] 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

Tom Selby

Date

22/05/2026