Llywodraeth Cymru
Welsh Government

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WREXHAM COUNTY BOROUGH COUNCIL
23 JUN 2026
ECONOMY & PLANNING

Application for Planning Permission.
Town and Country Planning Act 1990

acy Notice

orm is provided by Planning Portal and based on the requirements provided by Welsh Government for the sole purpose of submitting nation to the Local Planning Authority in accordance with the legislation detailed on this form and other relevant items of primary and dinate legislation.

e be aware that once you have downloaded this form, Planning Portal and Welsh Government will have no access to the form of the ou enter into it. Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to the Local ing Authority in agreement with the declaration section.

receipt of this form and any supporting information, it is the responsibility of the Local Planning Authority to inform you of its itions in regards to the processing of your application. Please refer to its website for further information on any legal, regulatory and ercial requirements relating to information security and data protection of the information you have provided.

l Planning Authority details:

lanning Service
6 Lord Street
Vrexham LL11 1LG
lephone: 01978 298994
mail: planning@wrexham.gov.uk
eb: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG
Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

ication on Local Planning Authority websites

nation provided on this form and in supporting documents may be published on the authority's planning register and te.

ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require rther clarification, please contact the Local Planning Authority directly.

ed, please complete using block capitals and black ink.

portant that you read the accompanying guidance notes and help text as incorrect completion will delay the processing of your ation.

oplicant Name and Address

	MR First name: BARRY
ame:	WILLIAMS
any nal):	BJ and GM. Williams
	House number: House suffix:
	HINWIL HOUSE
ss 1:	WREXHAM ROAD
ss 2:	
ss 3:	HOLT
	WREXHAM
/:	
y:	Wales
de:	LL13 9SW

2. Agent Name and Address

Title:	MR First name: STUART
Last name:	JAMES
Company (optional):	STEELFORCE
Unit:	2 House number: House suffix:
House name:	
Address 1:	BUTLERS YARD
Address 2:	SARN
Address 3:	
Town:	MALPAS
County:	CHESHIRE
Country:	ENGLAND
Postcode:	SY14 7LN

Version 2018

Description of the Proposal

se describe the proposed development, including any change of use:

STEEL FRAMED BUILDING FOR STORAGE OF FEEDS AND MACHINERY

he building, work or change of use already started? ☐ Yes ☑ No

s, please state the date when building, k or use were started (DD/MM/YYYY): (date must be pre-application submission)

he building, work or change of use been completed? ☐ Yes ☑ No

s, please state the date when the building, work ange of use was completed: (DD/MM/YYYY): (date must be pre-application submission)

ite Details

se provide the full postal address of the application site.

House number: House suffix:

se e: HINWIL HOUSE

ress 1: WREXHAM ROAD

ress 2: HOLT

n: WREXHAM

nty:

code ional): LL13 9SW

u cannot provide a postcode, the description of the site tion must be completed. Please provide the most accurate site ription you can, to help locate the site - for example "field to North of the Post Office".

ing: Northing:

cription:

5. Pre-application Advice

Has pre-application advice been sought from the local authority about this application? ☐ 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).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name:

Reference:

Date (DD/MM/YYYY): (must be pre-application submission)

Details of pre-application advice received?

edestrian and Vehicle Access, Roads and Rights of Way

ew or altered vehicle or pedestrian
is proposed to or from the public
way? ☐ Yes ☑ No

here any new public roads to be
ded within the site? ☐ Yes ☑ No

here any new public
s of way to be provided
n or adjacent to the site? ☐ Yes ☑ No

ie proposals require any diversions
ıguishments and/or
ion of rights of way? ☐ Yes ☑ No

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

eighbour and Community Consultation

you consulted your neighbours or
cal community about the proposal? ☐ Yes ☑ No

, please provide details:

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and cellection of recyclable waste? N/A ☐ Yes ☑ No

If Yes, please provide details:

9. Authority Employee / Member

With respect to the Authority, I am:
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

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls		CONCRETE PANELS WITH TIMBER BOARDING ABOVE	☐	☐
Roof		NATURAL GREY PROFILE 6 FIBRE CEMENT	☐	☐
Windows			☑	☐
Doors		SHEETED DOORS TO EACH GABLE	☐	☐
Boundary treatments (e.g. fences, walls)			☑	☐
Vehicle access and hard-standing			☑	☐
Lighting		NATURAL LIGHT THROUGH GRP ROOFLIGHTS	☐	☐
Others (please specify)			☑	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☑ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Vehicle Parking

hicle parking relevant to this proposal? ☐ Yes ☑ No

s, please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Foul Sewage

N/A

se state how foul sewage is to be disposed of:

Mains sewer ☐ Cess pit ☐ Package treatment plant ☐ Septic tank ☐ Other

/ou proposing to connect to the existing drainage system? ☐ Yes ☐ No

s, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Biodiversity and Geological Conservation

ssist in answering the following questions refer to the guidance notes on the Planning Portal website (see "Local level requirements additional documentation"). The notes provide further information on when there is a reasonable likelihood that any important iversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals. ng referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and nced within the application site, or on land adjacent to or near the application site?

otected and priority species:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☑ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☑ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☑ No

orting Information Requirements

e a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with pplication, sufficient information and assessments to allow the local planning authority to determine the proposal.

e to submit all information required will result in your application being deemed invalid. It will not be considered valid until all nation required by the Local Planning Authority has been submitted.

Local Planning Authority will be able to advise on the content of any assessments that may be required.

Trees and Hedges

ere trees or hedges on the sed development site? ☐ Yes ☑ No

r: Are there trees or hedges on land adjacent to the sed development site that could influence the opment or might be important as part local landscape character? ☐ Yes ☑ No

o either or both of the above, you may need to provide a full urvey, at the discretion of your local planning authority. If a urvey is required, this and the accompanying plan should be tted alongside your application. Your local planning ity should make clear on its website what the survey should n, in accordance with the current 'BS5837: Trees in relation to , demolition and construction - Recommendations'.

15. Trade Effluent

N/A

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☑ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

esidential Units (Including Conversion)

/our proposal include the gain, loss or change of use of residential units? ☐ Yes ☑ No

answered "Yes" to the question above, please specify the existing and proposed number of market and affordable dwellings on the ed plans.

17. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☑ Yes ☐ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross internal floorspace proposed (including change of use)(square metres)	Net additional gross internal floorspace following development (square metres)
A1	Shops	☑				
	Net tradable area:	☑				
A2	Financial and professional services	☑				
A3	Restaurants and cafes	☑				
B1 (a)	Offices	☑				
B1 (b)	Research and development	☑				
B1 (c)	Light industrial	☑				
B2	General industrial	☑				
B8	Storage or distribution	☑				
C1	Hotels and halls of residence	☑				
C2	Residential institutions	☑				
D1	Non-residential institutions	☑				
D2	Assembly and leisure	☑				
OTHER	AGRICULTURE	☐	N/A	N/A	N/A	418.22m²
Please Specify		☑				
	Total					418.22m²

In addition, for hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☑			
C2	Residential Institutions	☑			
OTHER		☐			
Please Specify		☑			

18. Employment

N/A FAMILY RUN FARM

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees			
Proposed employees			

19. Hours of Opening

N/A WORKING FARM

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known

Site Area

se state the site area in hectares (ha) 0·04222ha

s your proposal involve the construction new building which would result in the or gain of public open space? ☐ Yes ☑ No

If Yes, please complete the following information regarding public open space:

	Open Space Lost	Open space gained
Area of Land (ha)		

Assessment of Flood Risk

e site within an area at risk of flooding? (Refer to the Welsh Government's elopment Advice Maps website - http://data.wales.gov.uk/apps/floodmapping/) ☐ Yes ☑ No

s, and you are proposing a new building or change of use, please add details of the proposal in the following table:

dplain Area	Residential (Number of units)	Non-residential (Area of land - hectares)
dplain C1		
dplain C2		

proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood equences assessment. (Refer to Section 6 and 7 and Appendix 1 of TAN 15 - http://wales.gov.uk/topics/planning/policy/tans/tan15/?=en)

ur proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☑ No

he proposal increase the flood risk elsewhere? ☐ Yes ☑ No

will surface water be disposed of?

Sustainable drainage system ☑ Soakaway ☐ Main sewer ☑ Existing watercourse ☐ Pond/lake

Existing Use

se describe the current use of the site:

OPEN AREA

site currently vacant? ☑ Yes ☐ No

, please describe the last use of the site:

did this use end (if known)? (DD/MM/YYYY)

where known may be approximate)

he proposal involve any of the following:

hich is known or suspected to be inated for all or part of the site ☐ Yes ☑ No

osed use that would be particularly able to the presence of contamination? ☐ Yes ☑ No

ave answered Yes to any of the above, you will need to an appropriate contamination assessment.

our proposal involve the construction of a ilding? ☐ Yes ☑ No

lease complete the following information regarding the t of the site area which is in previously developed land or eld land:

	Previously Developed Land	Greenfield Land
land (ha) proposed for velopment		

23. Renewable and Low Carbon Energy N/A

Does your proposal involve the installation of a stand-alone renewable or low-carbon energy development? ☐ Yes ☑ No

If you have answered Yes to the question above please state the proposed energy output capacity in MegaWatts (MW):

Renewable Energy Type	Energy Capacity (MW)
Anaerobic digestion	
Biofuels	
Biomass	
Combined heat and power (CHP)	
District heating	
Fuel cells	
Geothermal	
Ground/water/air heat pumps	
Hydropower	
Solar	
Waste heat energy	
Wind	
Other low carbon or renewable energy (please specify below)	

Industrial or Commercial Processes and Machinery N/A

ıse describe the activities and processes which would carried out on the site and the end products including ıt, ventilation or air conditioning. Please include the e of machinery which may be installed on site:

ıe proposal a waste management development? ☐ Yes ☐ No

e answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
erial recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
combined mechanical, biological and/ or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
cling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		

e provide the maximum annual operational throughput of the following waste streams:

Municipal	
Construction, demolition and excavation	
Commercial and industrial	
Hazardous	

is a landfill application you will need to provide further information before your application can be determined. Your waste ing authority should make clear what information it requires on its website.

azardous Substances N/A

he proposal involve the use or storage of any of lowing materials in the quantities stated below? ☐ Yes ☐ ~~No~~ ☐ ~~Not applicable~~

olease provide the amount of each substance that is involved:

lonitrile (tonnes)		Ethylene oxide (tonnes)		Phosgene (tonnes)	
nmonia (tonnes)		Hydrogen cyanide (tonnes)		Sulphur dioxide (tonnes)	
Bromine (tonnes)		Liquid oxygen (tonnes)		Flour (tonnes)	
Chlorine (tonnes)		Liquid petroleum gas (tonnes)		Refined white sugar (tonnes)	
		Other:			
t (tonnes):		Amount (tonnes):			

Ownership Certificates

)ne Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form

Certificate of Ownership – Certificate A

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

'tify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the er *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to :h the application relates.

ıed - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):
	[redacted]	5/2026

Certificate of Ownership – Certificate B

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

tify/ The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day ıys before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years) run)* of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

d - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

Certificate of Ownership – Certificate C

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

// The applicant certifies that:

Neither Certificate A or B can be issued for this application

All reasonable steps have been taken to find out the names and addresses of the other owners *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of the land or building, or of a part of it , but I have/ the applicant has been unable to do so.

ɜps taken were:

Name of Owner	Address	Date Notice Served

)f the application has been published in the following newspaper ing in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Applicant:	Or signed - Agent:	Date (DD/MM/YYYY):

Ownership Certificates (continued)

Certificate of Ownership – Certificate D
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

tify/ The applicant certifies that:

Certificate A cannot be issued for this application

All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land to which this application relates, but I have/ the applicant has been unable to do so.

steps taken were:

ce of the application has been published in the following newspaper ılating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

d - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

ıgricultural Holdings

Agricultural Holding Certificate
Town and Country Planning (Development Management Procedure) (Wales) Order 2012
Agricultural Land Declaration - You Must Complete Either A or B

ıne of the land to to which the application relates is, or is part of, an agricultural holding.

l - Applicant:

Or signed - Agent: [redacted]

Date (DD/MM/YYYY): 3/2026

ve/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, d below:

Name of Tenant	Address	Date Notice Served

Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

Planning Application Requirements - Checklist

e read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all mation required will result in your application being deemed invalid. It will not be considered valid until all information required by ocal Planning Authority has been submitted.

riginal and 3 copies of a completed and dated cation form: ☑

riginal and 3 copies of the plan which identifies nd to which the application relates drawn to an ified scale and showing the direction of North: ☑

riginal and 3 copies of other plans and drawings or mation necessary to describe the subject of the application: ☒

proposed development constitutes major development, riginal and 3 copies of the pre-application consultation t ☒

The correct fee: ☑

The original and 3 copies of a design and access statement, if the proposed development:

- is within a World Heritage Site, and consists of the creation of one or more dwellings, or creates floor space of 100 square metres or more; or ☒
- constitutes "major development". ☒

The original and 3 copies of the completed, dated Ownership Certificate (A, B, C, or D - as applicable): ☑

The original and 3 copies of the completed, dated Article 11 Certificate (Agricultural Holdings): ☑

ending on the type and scale of proposed development, your application – in order to be validated - may also need to be mpanied by the following technical documents:

ood Consequences Assessment
odiversity and Geological Conservation Assessment
ee Survey
al Mining Risk Assessment
ral Enterprise Dwelling Appraisal
tail Impact Assessment
ise Assessment
ansport Assessment

Welsh Government's Management Manual will assist you in determining whether any of these assessments are necessary.

should also note that your Local Planning Authority may have adopted 'Local Validation Requirements' for some major developments. mation on any "Local Validation Requirements" will be available on the Local Planning Authority's website.

Declaration

ereby apply for planning permission as described in this form and the accompanying plans/drawings and additional information. I m that, to the best of my knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the ns giving them.

I - Applicant:	Or signed - Agent:	Date (DD/MM/YYYY): *
	[redacted]	5/2026 (date cannot be pre-application)

pplicant Contact Details

ione numbers

ry code:	National number:	Extension number:

ry code:	Mobile number (optional):

ddress (optional):

31. Agent Contact Details

Telephone numbers

Country code:	National number:	Extension number:
-	[redacted]	

Country code:	Mobile number (optional):
	[redacted]

Email address (optional): [redacted]

ite Visit

e site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☑ No

lanning authority needs to make an appointment to carry te visit, whom should they contact? *(Please select only one)* ☑ Agent ☐ Applicant ☐ Other (if different from the agent/applicant's details)

has been selected, please provide:

t name:	Telephone number:
[redacted]	[redacted]

ddress: [redacted]