Y Gwasanaeth Cynllunio
Cyngor Bwrdeistref Sirol Wrecsam
Neuadd Y Dref, Wrecsam, LL11 1AY

Llinell Gymorth: 01978298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

Planning Service
Wrexham County Borough Council
Guildhall, Wrexham. LL11 1AY

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

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

Address Line 1

Address Line 2

Town/city

Postcode

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

Easting (x)

341375

Northing (y)

341054

Description

Open Agricultural field with a direct access from the C Road via a gateway and farm track

Applicant Details

Name/Company

Title

Mr

First name

Adam

Surname

Sadowski

Company Name

A Sadowski & Sons

Address

Address line 1

Coverall Tarpaulins

Address line 2

Lightwood Green

Address line 3

Penley

Town/City

Wrexham

Country

GB

Postcode

LL13 0HU

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

William

Surname

Evans

Company Name

Address

Address line 1

Lambourne House

Address line 2

Pont-Y-Blew

Address line 3

Chirk

Town/City

Wrexham

Country

GB

Postcode

LL14 5BH

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

The proposed structure measures 120ft x 40ft x 16ft (36m x 12m x 5m) and will be used to store grain and other cereal crops produced/purchased by the farming business. The shed is to be made from a No.6 x 20ft bays, which is a steel frame with a pitched roof. The roof material is grey profile 6 fibre cement corrugated sheets. The sides are to be fully clad top to bottom with Juniper Green box profile to blend in with the general countryside. The building is to have an internal partitioning grain wall to allow for storage of multiple crop types, each side will be accessed via a 6m roller shutter doors at each end. The concrete walls will extend to 3m internally.
The proposed shed DOES NOT require an electrical or water connection.

Please state the dimensions of the building

Length

36.0 metres

Height to eaves

5.0 metres

Height to ridge

6.6 metres

Please describe the walls and the roof materials and colours

Materials

Roof - Light Grey corrugated Fibre cement profile 6 sheets

Cladding - Junpier Green box profile cladding from eaves to floor

Walls

External colour

Juniper Green

Roof

Materials

Fibre Cement corrugated sheets

External colour

light grey

Has an agricultural building been constructed on this unit within the last two years?

- (x) Yes
- ( ) No

If Yes, what is the overall ground area?

432.0 square metres

What is the distance from the proposed new building?

2700.0 metres

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)

150.0

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

30

Months

0

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

⊘ Yes
◯ No

If yes, please explain why

The farming business has expanded quickly in the last few years and is now growing its own combinable cereal crops for sale or for use as cattle feed at its other sites, depending on the quality and market pricing. For any farm growing cereal crops for sale into the food chain, it is a requirement that the grain is stored in a hygienic environment, of which there are no facilities within the existing farming business for this.
Furthermore, the farming business purchases additional cereal crops such as feed Barley from other farms during the Winter months to be used as cattle feed. Currently, these are bought in as and when, which leaves the farm open to market price increases during the winter months. By building a dedicated grain store with separate storage bays internally, the business can purchase the crops during the harvest period where pricing tends to be lower. This investment in the grain store will allow the farm to hedge against wider grain pricing fluctuations and improve overall business efficiency at a time where economic pressure in the agricultural sector has never been higher.

Is the proposed development designed for the purposes of agriculture?

- [x] Yes
- [ ] No

If yes, please explain why

The proposed structure measures 120ft x 40ft x 16ft (36m x 12m x 5m) and will be used to store grain and other cereal crops produced/purchased by the farming business. The shed is to be made from a No.6 x 20ft bays, which is a steel frame with a pitched roof. The roof material is grey profile 6 fibre cement corrugated sheets. The sides are to be fully clad top to bottom with Juniper Green box profile to blend in with the general countryside. The building is to have an internal partitioning grain wall to allow for storage of multiple crop types, each side will be accessed via a 6m roller shutter doors at each end. The concrete walls will extend to 3m internally.
The proposed shed DOES NOT require an electrical or water connection.

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?

6.6	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
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] 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)

- [x] 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.

- [x] I / We agree to the outlined declaration

Signed

William Evans

Date

21/07/2026