
Photos of Existing Buildings

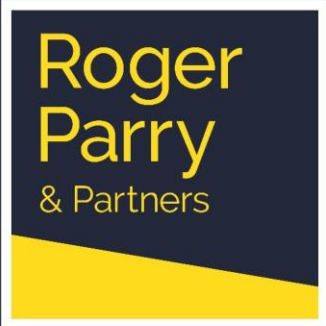
**Ridleywood Farm
Ridleywood
Wrexham
LL13 9US**

**Change of use of existing
buildings from agriculture to
commercial use and all
associated works**

TSM & TR Lunt

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1.0 Introduction

1.1 This document is submitted in support of planning application reference P/2023/0598 at Ridleywood Farm, Ridleywood, Wrexham, LL13 9US (“the Application Site”). The full planning application seeks consent from Wrexham County Borough Council for the change of use of buildings from agriculture to a mixed B1 (business), B2 (general industrial) and B8 (storage and distribution), and all associated works.

1.2 This document is submitted following a request by the Planning Officer for a structural survey to be submitted to demonstrate that the subject buildings on-site are suitable for the intended new commercial uses.

2.0 Applicant’s Response

2.1 Figure 1, below, is an extract of the submitted Proposed Block Plan (REV E), which details the buildings subject of the change of use application. The buildings are identified from A – E.

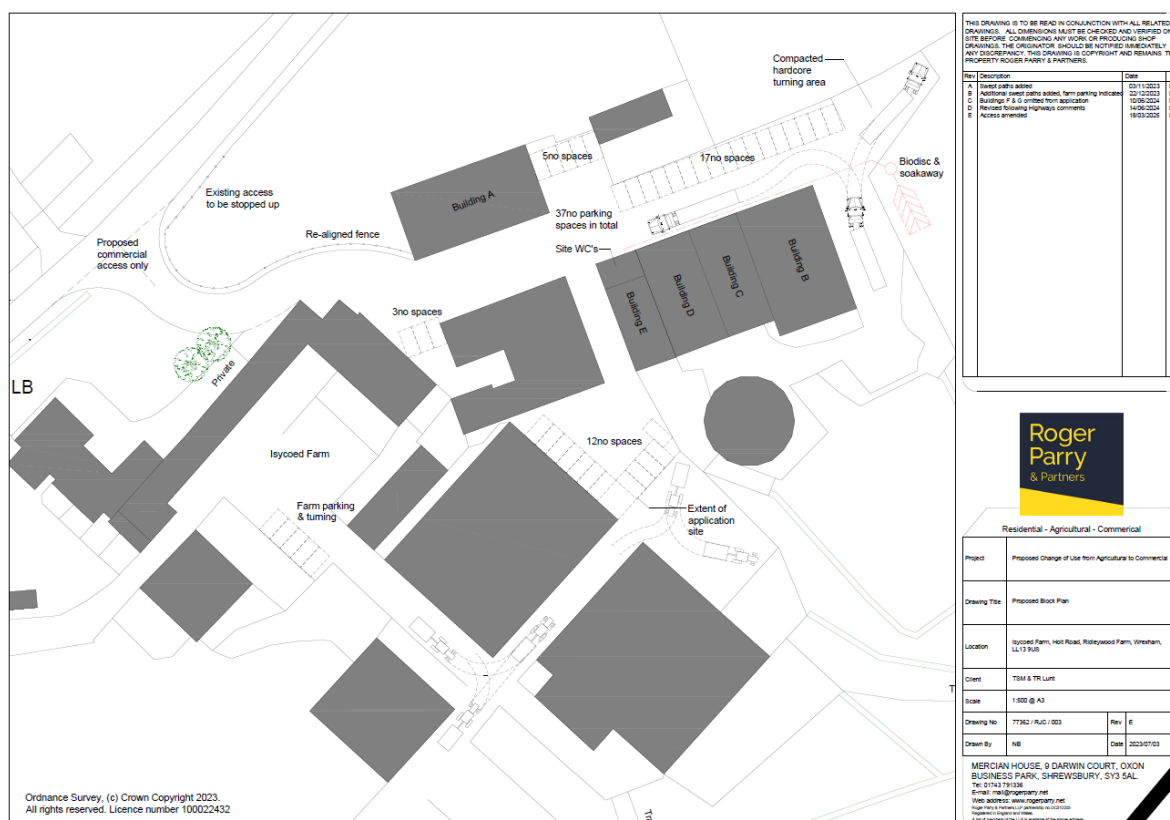


Figure 1: Extract of submitted Proposed Block Plan REV E

1.3 Figures 2 – 8 contained within the Appendix to this statement show the current condition of the relevant buildings forming part of this change-of-use planning

application; detailing that all are relatively modern steel-portal-framed agricultural buildings.

- 1.4 Indeed, whilst buildings of slightly more traditional design and of greater age originally formed part of the planning application as submitted to the Local Planning Authority in 2023, these have since been removed from the application site and the proposed development.
- 1.5 The buildings now subject of the application (Buildings A-E as per Drawing No: 77362 / RJC / 003) as noted, are all of modern construction with no traditional building elements.
- 1.6 Further, the proposals do not relate to their 'conversion' in the same sense as a barn conversion to residential use. As per the application description, the application proposes the change of use of the relevant buildings, and it is confirmed this will only involve relatively minor physical changes to the buildings in question involving the re-cladding of external elevations and the addition of new doors etc. The proposed development will not involve any significant structural interventions, nor will it involve any significant elements of rebuilding or extension of the existing structures on-site.
- 1.7 Reference is made to a planning application of similar scale and character which was approved by the Local Planning Authority in 2024; application reference P/2024/0293. This application also proposed the change of use of similarly aged and designed agricultural buildings, and no structural survey was deemed to be necessary as part of this application.
- 1.8 As such, given the age and design of the subject buildings, the nature of the proposed development and the precedent set by previous planning applications within Wrexham County Borough, it is considered that the subject buildings are clearly capable of having their use changed without needing any significant elements of rebuilding and without needing any significant structural interventions. As such, the Applicant's position is that a structural survey is not required in this case as it is clear the buildings are of sound construction and condition.

3.0 Appendix – Site Photos



Figure 2: Building A viewed from the north-west



Figure 3: Building A viewed from the west



Figure 4: Building A viewed from the south



Figure 5: Building B viewed from the south



Figure 6: Building B viewed from the east



Figure 7: Building D viewed from the north



Figure 8: Building E viewed from the north-west