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 Planning Permission

Town and Country Planning Act 1990

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 West Of Rosewood

Address Line 1

Church Road

Address Line 2

Minera

Town/city

Wrexham

Postcode

LL11 3DD

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

Easting (x)

326473

Northing (y)

352003

Description

Applicant Details

Name/Company

Title

Mr

First name

Richard

Surname

Whitby

Company Name

Address

Address line 1

rosewood

Address line 2

church road

Address line 3

Minera

Town/City

wrexham

Country

GB

Postcode

ll113dd

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Site Area

What is the site area?

3500.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

◯ Yes
⊘ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

Retrospective full planning permission for the retention of three single-storey low-profile timber animal shelters for the private, non-commercial keeping of kunekune pigs, goats and ponies on land at ROSEWOOD (previously named LYNWOOD), Maesyffynnon Road, and relocation of a fourth shelter (hay store) and associated boundary screening.

Retention (current positions):
1. Pony shelter: 10.97m x 3.66m, 2.0m high, divided into three open-fronted bays.
2. Goat house: 3.66m x 3.66m, 1.83m high.
3. Pig house: 2.44m x 1.83m, 1.83m high.

Relocation:
- Hay store: 3.66m x 3.66m, 1.83m high, to be moved about 64m west and 6m south to a less prominent position within the site to sit with the goat and pig houses.

Shelters: timber buildings with no foundations, services or lighting, not for habitation and not for business use.

Boundary screening/landscaping:
- New native hedgerow and tree planting (e.g. hawthorn, blackthorn, hazel and holly) along relevant boundaries, to screen the retained shelters and the relocated hay store; planting to be carried out in the first planting season after permission is granted, with replacement of any plants that die within five years.

Has the work or change of use already started?

⊘ Yes
◯ No

If yes, please state the date when the work or change of use started (date must be pre-application submission)

09/08/2026

Has the work or change of use been completed?

⊘ Yes
◯ No

If Yes, please state the date when the work or change of use was completed (date must be pre-application submission)

06/09/2026

Existing Use

Please describe the current use of the site

grassed land next to the dwelling at Rosewod(Lynwood), used for the private, non-commercial grazing and keeping of a small number of animals (kunekune pigs, goats and ponies). The land contains the timber field shelters that are the subject of this retrospective application. There is no commercial, business or residential use of the land.

Is the site currently vacant?

◯ Yes
⊘ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

◯ Yes
⊘ No

A proposed use that would be particularly vulnerable to the presence of contamination

◯ Yes
⊘ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

⊘ Yes
◯ No

If Yes, please complete the following information regarding the element of the site area which is in previously developed land or greenfield land

Area of previously developed land proposed for new development

0.00	hectares

Area of greenfield land proposed for new development

0.07	hectares

Materials

Does the proposed development require any materials to be used in the build?

⊘ Yes
◯ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:
Roof

Existing materials and finishes:
wood sheet board and rubber membrane on top

Proposed materials and finishes:
already builts

Type:
Walls

Existing materials and finishes:
6x1 tantalised timber on walls,gates and floor

Proposed materials and finishes:
already built

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

i will provide drawing and photogrpahs of buildings

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- [ ] Yes
- [x] No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- [ ] Yes
- [x] No

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

Vehicle Parking

Is vehicle parking relevant to this proposal?

- [ ] Yes
- [x] No

Trees and Hedges

Are there trees or hedges on the proposed development site?

- [x] Yes
- [ ] No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- [x] Yes
- [ ] No

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

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- [ ] Yes
- [x] No

Refer to the Welsh Government's Development Advice Maps website.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- [ ] Yes
- [x] No

Will the proposal increase the flood risk elsewhere?

- [ ] Yes
- [x] No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' Statutory SuDS Standards. SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- [ ] Sustainable drainage system
- [ ] Existing water course
- [x] Soakaway
- [ ] Main sewer
- [ ] Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected 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

Supporting information requirements

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

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

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

Other

the will not be any foul sewage

Are you proposing to connect to the existing drainage system?

◯ Yes
⊘ No
◯ Unknown

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 collection of recyclable waste?

◯ Yes
⊘ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

◯ Yes
⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

◯ Yes
⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

◯ Yes
⊘ No

Employment

Will the proposed development require the employment of any staff?

◯ Yes
⊘ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

◯ Yes
⊘ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

◯ Yes
⊘ No

Is the proposal for a waste management development?

◯ Yes
⊘ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

◯ Yes
⊘ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

◯ Yes
⊘ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

⊘ Yes
◯ No

If Yes, please provide details

The have spoken with neighbouring residents on Maesyffynnon Road & Church road, put a notice in the local pub and with local ward councillors about the shelters and the proposals in this application: retaining the pony shelter, goat house and pig house,

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

Pre-application Advice

Has pre-application advice been sought from the local planning 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):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Date (must be pre-application submission)

17/09/2026

Details of the pre-application advice received

Thank you for your time during my site visit last week. I have had opportunity to review my findings from my investigation.

I can confirm the field shelters have been erected in breach of planning control. You confirmed the shelters were erected on site and you intend to have the shelters on site for a currently unconfirmed timescale. Whilst the shelters are not physically attached to the site, I am satisfied from their size that their weight is keeping them in position. I therefore consider the shelters to meet the definition of buildings within planning. There is no permitted development rights for the erection of buildings within the site – planning permission was therefore required from the Council. No planning permission was obtained from the Council prior to the erection of the shelters.

I am satisfied there is no change of use of the land as this is in use for the grazing of ponies, goats and pigs. Therefore, there is no increased use of the access onto the road.

We discussed the issues with the shelter next to the field access, with this being in a prominent position and viewed from a number of viewpoints from the adjacent road and also from further locations within the Clwydian Range and Dee Valley National Landscape (from across the valley). The other shelters are well screened by the planting on the site boundary.

I note your preferred option is to retain the shelters. A potential solution would be to move the top shelter next to the other shelters at the bottom of the site. A retrospective planning application would need to be submitted showing the relocated top shelter and the other shelters in their current locations. I would emphasise the importance of the screening on the field boundary as this is key in mitigating any visual landscape impact. Obtaining planning permission would resolve the identified breach of planning control, however I must note there is no guarantee of planning permission being granted.

Further information on submitting a planning application can be found at Apply for planning permission | GOV.WALES. This provides a link to the Planning Portal and PDF versions of the planning application forms. You may wish to instruct a planning consultant to apply on your behalf.

Alternatively, you can remove the shelters from the site. This would remove the identified breach of planning control.

I would be grateful if you can please either submit a planning application or remove the field shelters by Friday 30th October 2026.

Kind regards,

Gary

Gary Evans

Swyddog Gorfodi Chynllunio / Planning Enforcement Officer

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(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

Ownership Certificates

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

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

⊘ Yes
◯ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

⊘ The Applicant
◯ The Agent

Title

Mr

First Name

Richard

Surname

Whitby

Declaration Date

28/09/2026

☑ Declaration made

Agricultural Holding Certificate

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

Agricultural land declaration - you must select either A or B

- [x] (A) None of the land to which the application relates is, or is part of an agricultural holding
- [ ] (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- [x] The Applicant
- [ ] The Agent

Title

Mr

First Name

Richard

Surname

Whitby

Declaration Date

28/09/2026

- [x] Declaration made

Declaration

I/We hereby apply for Full planning permission 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

Richard Whitby

Date

29/09/2026