Planning Service
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wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
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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.

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1. Site Details

Number	
Suffix	
Property name	Bowling Bank Farm
Address line 1	Mulsford Lane
Address line 2	
Town/city	Worthenbury
Postcode	

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

Easting (x)	342300
Northing (y)	346025

Description

Land at Bowling Bank Farm.

2. Applicant Details

Title	Mr
First name	Dorian
Surname	Hopkins
Company name	
Address line 1	The Magpies
Address line 2	Smithfield Green
Address line 3	
Town/city	Holt
Country	United Kingdom
Postcode	LL13 9AJ

2. Applicant Details

Primary number	
Secondary number	
Email address	

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

3. Agent Details

Title	
First name	Laura
Surname	Mackey
Company name	Axis
Address line 1	Well House Barns
Address line 2	Chester Road
Address line 3	Bretton
Town/city	Chester
Country	United Kingdom
Postcode	CH4 0DH
Primary number	01244555001
Secondary number	
Email	lauramackey@axisped.co.uk

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4. Site Area

What is the site area?	7.1
Scale	hectares

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space? ○ Yes ◉ No

5. Description of the Proposal

Please describe the proposed development including any change of use

APPLICATION FOR PLANNING PERMISSION FOR THE ERECTION OF 16NO. SAFARI TENTS (COMPRISING CHANGE OF USE TO D2), CONVERSION OF EXISTING STABLES TO A CAFE, SHOP AND BAR (COMPRISING CHANGE OF USE TO MIXED A1 AND A3), CONVERSION OF EXISTING BARN TO STORAGE FOR THE SAFARI TENTS (COMPRISING CHANGE OF USE TO D2) AND PROVISION OF CAR PARKING, LANDSCAPING AND OTHER ANCILLARY DEVELOPMENT AT BOWLING BANK FARM, WORTHENBURY

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

The most recent uses of the site are as follows:
- Stables;

6. Existing Use

- Planting and managing woodland; and
- Storing equipment used for managing the woodland, grassed areas and hedgerow.

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

Type	Area of land (ha) proposed for new development
Greenfield land	0.1

7. 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):

Walls	
Description of existing materials and finishes (optional):	Stables - brick and timber cladding
Description of proposed materials and finishes:	Stables - brick and new timber cladding Safari tents - Camel coloured hard-wearing canvas DNO kiosk - brick

Roof	
Description of existing materials and finishes (optional):	Stables - steel sheet cladding
Description of proposed materials and finishes:	Stables - replacement steel cladding Safari tent - Olive green hard-wearing canvas DNO kiosk - waterproof roof

Windows	
Description of existing materials and finishes (optional):	Stables - glass
Description of proposed materials and finishes:	Stables - glass Safari tents - PVC windows

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Stables - aluminium framed double glazed windows

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7. Materials

Are you supplying additional information on submitted plans, drawings or a design and access statement? ◉ Yes ○ No

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

PLANNING, DESIGN AND ACCESS STATEMENT
DRAWING 2316-02-010
DRAWING 2316-02-008
DRAWING 2316-02-009

8. 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 ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ 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.

9. Vehicle Parking

Is vehicle parking relevant to this proposal? ◉ Yes ○ No

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

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ◉ 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? ◉ Yes ○ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. 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'

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? ○ Yes ◉ No

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

If the proposed development is within an area at risk of flooding you will need to consider whether it is appropriate to submit a flood consequences assessment. Refer to Section 6 and 7 and Appendix 1 of Technical Advice Note 15: Development and Flood Risk.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

- ☑ Sustainable drainage system
- ☐ Existing water course
- ☐ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

12. 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?

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12. Biodiversity and Geological Conservation

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.

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- [ ] Mains Sewer
- [ ] Septic Tank
- [x] Package Treatment plant
- [ ] Cess Pit
- [ ] Other
- [ ] Unknown

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

14. 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

If Yes, please provide details:

Waste will be stored in bins located to the south of the barn and will be collected by a licensed waste carrier.

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? (•) Yes ( ) No

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

Waste arising from the operation of the shop, cafe, bar and glamping businesses will require disposal. This waste will predominantly comprise packaging, recyclables and organic waste.

16. Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units? ( ) Yes (•) No

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

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17. All Types of Development: Non-Residential Floorspace

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

Use Class	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
A1 - Shops Net Tradable Area	0	0	26.9	26.9
A3 - Food and drink	0	0	177.4	177.4
D2 - Assembly and leisure	0	0	1148.9	1148.9
Total	0	0	1353.2	1353.2

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms

18. Employment

Will the proposed development require the employment of any staff? (•) Yes ( ) No

Please complete the following information regarding employees:

Type	Full-time	Part-time	Equivalent number of full-time
Proposed employees	2	3	
Existing employees	0	0	0

19. Hours of Opening

Are Hours of Opening relevant to this proposal? (•) Yes ( ) No

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	Unknown
A1 - Shops Net tradable area	Start Time: 09:00 End Time: 16:00	Start Time: 09:00 End Time: 16:00	Start Time: 09:00 End Time: 16:00	
A3 - Food and drink	Start Time: 09:00 End Time: 23:00	Start Time: 09:00 End Time: 23:00	Start Time: 09:00 End Time: 23:00	

20. Industrial or Commercial Processes and Machinery

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

Is the proposal for a waste management development? ( ) Yes (•) No

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

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21. Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development? ○ Yes ◉ No

22. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

23. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ○ No

24. 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

25. 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	
First name	
Surname	
Reference	

Date (Must be pre-application submission)

Details of the pre-application advice received

Advice concerning a proposal for holiday lodges/log cabins (a slightly different proposal to the proposal presented at pre-application stage).

26. 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

27. Ownership Certificates

Person role

- ○ The applicant
- ○ The agent

Title	

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27. Ownership Certificates

First name

Surname

Declaration date

☐ Declaration made

28. Agricultural Holding Certificate Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

○ (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 ○ The applicant ○ The agent

Title

First name

Surname

Declaration Date

☐ Declaration made

29. Declaration

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

Date (cannot be pre-application)

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