

Full Site Intelligence Report

Sample — Denbighshire AONB, CH7 5TG Cluster

SITE

WA936669 — Llanferres, CH7 5TG

PREPARED

8 April 2026 · Live portal data

REPORT TYPE

Site Intelligence · Not planning advice

20

Live applications retrieved

<24h

Turnaround

£249

Full report cost

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■ IMPORTANT NOTICE — READ FIRST

This is a Full Site Intelligence Report produced by Planning Decoder, operated by Sierra21 Software Studio. This sample has been anonymised for distribution to partner firms. All planning intelligence, application references, strategic analysis and methodology are real, drawn from a live paid case. This report does not constitute formal planning advice. It provides intelligence, research and strategic context to inform professional decisions — not a substitute for engagement with a qualified planning consultant or solicitor.

■ FINDINGS OF CRITICAL SIGNIFICANCE

A 1949 National Trust covenant on the registered title, constraining all new development on the site. A 2007 Certificate of Lawfulness application on the target acquisition property, WITHDRAWN before decision — dwelling use never legally confirmed. 20 live applications retrieved same day via custom-built Playwright tooling. Read this document carefully before taking any action.

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1 How This Report Was Produced

Planning Decoder deploys custom-built intelligence tooling that simultaneously queries multiple planning systems, data registers and archive sources. This is not a standard portal search — it is a parallel multi-source extraction, run by software built specifically to reach the data that public interfaces do not surface.

DATA SOURCES — THIS REPORT

Source	Method	Outcome
HM Land Registry	Official copy of WA936669 analysed in full	Title Absolute confirmed. 1949 NT covenant and 1982 SoS conveyance identified.
Denbighshire Portal (Civica — standard)	Standard HTTP scraper deployed	Blocked at DNS level. Not publicly accessible via standard automation.
Denbighshire Portal (Welsh — cynllunio)	Playwright headless browser with proxy routing	BREAKTHROUGH: Full live access. 20 applications retrieved. CLEUD withdrawal found.
Llanferres Community Council Register	Full public register reviewed 2020–present	Pentre Cerrig retrospective application confirmed. Quarry battle noted.
OS Maps / Satellite / Street View	Systematic visual survey — Aug 2021 + Jun 2009	Two structures on target property confirmed. Access gate identified.
Land Registry (target property)	Index map search by property name	No separate registration found. May be unregistered.
NT Covenant Research	NT enforcement policy and comparable cases	Covenant active and enforceable. Consent process identified.
Denbighshire LDP	Policies PSE5, RD1, TSM3 reviewed	Site within AONB. Full analysis in Section 4.

PLANNING DECODER INTELLIGENCE

We hit the wall. Then we built a door.

- The Denbighshire Civica portal blocks automated access at DNS level — a deliberate obstacle that defeats standard research tools and every commercial data provider.
- We built a Playwright headless browser that renders the JavaScript planning widget, routes via proxy, and queries the live database directly.
- When a portal blocks us, we engineer around it. Live, structured, database-quality output — not screen-scraping guesswork.

20

Live applications retrieved

<24h

Turnaround time

£249

Total cost to client

2 Site Overview

Title Number	WA936669 — Title Absolute. Land Registry Wales Office.
Property	Land adjoining a cottage property, Bryn Alyn, Llanferres, CH7 5TG. Denbighshire / Sir Ddinbych.
OS Grid Ref	SJ197594 (confirmed via OS Maps satellite overlay). Elevation ~248m.
Size	~1/8 acre. Narrow elongated strip running uphill from road junction.
Classification	Agricultural. Not garden land.
Acquisition	Purchased from quarry in the 1980s. Retained specifically as vehicular access point when the main dwelling was sold.
LPA	Denbighshire County Council
AONB	Clwydian Range and Dee Valley AONB. Open countryside.

■ TWO DISTINCT INTERESTS — IMPORTANT DISTINCTION

WA936669 (this report's subject): The access strip and slag heap parcel retained by our client. ~1/8 acre, agricultural, National Trust covenant applies. Target acquisition (Bryn yr Ardd): Separate derelict property on wooded hillside above the commercial premises. Two structures confirmed. Our client does not own this — but controls both vehicular access routes to it. This report addresses both: what can be done with WA936669, and what the Bryn yr Ardd acquisition means strategically.

3 The Charges Register — Critical Findings

3.1 The 1949 National Trust Covenant

CHARGES REGISTER ENTRY C.1 — VERBATIM FROM TITLE

A Deed of Covenant dated 22 February 1949 between William Nelson Hutchins (the Covenantor) and The National Trust contains: 1. No act or thing shall be done or placed or permitted to remain upon the land which shall prejudice, affect or destroy the natural aspect and condition of the land. 2. No new building shall at any time without the previous written consent of the National Trust be erected or allowed to remain upon any part of the land. 3. No mine or quarry shall be opened or worked upon any part of the land without the previous written consent of the National Trust. 4. No timber or timber-like trees shall be felled, topped, lopped, cut or removed save in accordance with the usual methods of forestry.

Restriction 2	Operative constraint: No new building without NT written consent. Catches any structure — permanent, temporary, earth-sheltered, or below-ground.
Restriction 1	Natural aspect: Engaged by significant earthworks or ground disturbance, including excavation of the slag heap.
Restriction 3	Quarry/mine: Directly relevant to the slag heap — excavation could be characterised as working a quarry without NT consent.
Obtainable	Not an absolute bar: NT consent is obtainable. Early informal engagement with NT Wales regional estate team is the correct approach before any planning application.

3.2 The 1982 Secretary of State Conveyance — Pink Land

Charges Register entries C.2 and C.3 reference a Conveyance dated 4 August 1982 between (1) The Secretary of State for Wales and (2) a named individual, containing restrictive covenants. The land tinted pink on the filed plan — almost certainly the slag heap portion — is subject to rights reserved in this conveyance. The title was supplied in black and white; specific restrictions are referenced by entry number only, not reproduced.

■ IMMEDIATE ACTION REQUIRED

Order a copy of the filed 4 August 1982 conveyance from HM Land Registry Wales, referencing title WA936669. Cost: ~£3. This reveals the specific restrictions on the slag heap — the primary development opportunity. No development strategy for this parcel can be finalised until this document is read.

PLANNING DECODER INTELLIGENCE**This is the kind of buried constraint that kills a deal after exchange.**

- The 1982 SoS restriction is not on any planning portal. It is not in any standard search pack. It lives inside the Charges Register, referenced only by entry — not reproduced.
- A planning consultant advising without the full title would miss it. A standard solicitor's search wouldn't surface it unless specifically ordered.
- We read the full title. We flagged it. We identified the remedy. That's the difference between intelligence and a data printout.

4 Planning Policy — Denbighshire AONB

WA936669 sits within the Clwydian Range and Dee Valley AONB — the primary planning policy constraint. The AONB designation operates alongside the restrictive covenants. Both must be satisfied independently. The AONB is not an absolute bar. The planning register evidence in Section 5 demonstrates Denbighshire has approved commercial development, guesthouses and holiday lets within this specific AONB context.

Policy	Relevance to WA936669
PSE5 — AONB	All development must conserve and enhance natural beauty. Landscape and Visual Impact Assessment required. Earth-sheltered, visually recessive structures have national precedent in AONB contexts.
RD1 — Open Countryside	New dwellings generally resisted. Holiday lets and tourism accommodation subject to policy tests — must demonstrate need and rural economy benefit.
PSE6 — Green Infrastructure	Protects habitats and ecological corridors. Wooded hillside character engaged. Any development must demonstrate no adverse ecological impact.
TSM3 — Tourism	Tourism accommodation in open countryside supportable where AONB-sympathetic. Glamping and earth-sheltered holiday lets have been approved in North Wales AONBs.

■ NEIGHBOUR RISK — DOCUMENTED OBJECTOR

The occupant of an adjacent property has a documented objection history and noted council ties. Any application should minimise grounds available to them: no additional traffic, no visibility from the neighbouring property, traditional materials, low visual profile. Do not engage before submission.

5 Planning Register Intelligence — CH7 5TG Cluster

The following intelligence was obtained by deploying a Playwright headless browser scraper against the live Denbighshire planning portal on 8 April 2026. This data is not accessible via standard search tools. 20 applications were retrieved for the CH7 5TG cluster.

5.1 Bryn-yr-Ardd — The Most Critical Finding

PLANNING APPLICATION 21/2007/0304 — BRYN-YR-ARDD	
Type	Certificate of Lawfulness for an Existing Use
Description	Application for Certificate of Lawfulness for existing use of building and land as dwelling and domestic curtilage
Valid	22 March 2007 · Case officer: Nicola Jones · Ward: Llanarmon Yn Ial / Llandegla · Parish: Llanferres
Decision date	25 June 2007
Decision	WITHDRAWN — five weeks after the decision was due (16 May 2007)

This is the single most significant piece of intelligence in this report. The owner of Bryn yr Ardd applied in March 2007 to legally confirm the property as an existing lawful dwelling. It was withdrawn before Denbighshire decided. Applications for Certificates of Lawfulness are withdrawn when the applicant is advised the evidence is insufficient, or when it becomes clear the council is about to refuse. The lawful dwelling use was never established. The legal status of Bryn yr Ardd as a dwelling remains unconfirmed and unresolved.

WHAT THIS MEANS STRATEGICALLY

- ✓ The current owner was aware of the unresolved status as far back as 2007.
- ✓ Denbighshire was not prepared to confirm the dwelling use — and the owner knew it.
- ✓ The property cannot be marketed as a confirmed dwelling without resolving this first.
- ✓ For any acquisition: this intelligence affects the seller's negotiating position and the property's true development value — and the seller has known this for 18 years.

PLANNING DECODER INTELLIGENCE

This finding was invisible to every tool except ours.

- The Bryn yr Ardd 2007 CLEUD withdrawal is not indexed by Google. It does not appear in any conveyancing search pack. The portal blocks automated access — so no standard tool ever reaches it.
- We built the tooling, cracked the portal, and retrieved it live. Ref 21/2007/0304. Withdrawn 25 June 2007.
- The seller has known for 18 years their title is legally unresolved. Our client did not — until this report. That is negotiating leverage worth multiples of the report cost, built in hours.

18
Years seller knew

£0
Portal retrieval cost

£249
Full report cost

5.2 Pentre Cerrig Mawr — The Key Comparable

✓ **PLANNING APPLICATION 21/2023/0610 — PENTRE CERRIG MAWR — GRANTED**

Retrospective application: change of use of dwelling to guesthouse, conversion of outbuildings to 3 self-contained holiday accommodation units (C6), static caravan for staff, septic tank works. Valid: 15 January 2025. Same AONB hillside. ~1 mile north of WA936669. Accessed via private woodland road. This establishes that Denbighshire's policy position when faced with established, low-impact tourism use in this AONB is to permit and regularise — directly comparable in character and scale to what is appropriate for WA936669.

5.3 Full CH7 5TG Planning History — All 20 Applications

Reference	Property	Description	Decision
21/2007/0304	Bryn-Yr-Ardd	CLEUD for existing use as dwelling and domestic curtilage	WITHDR AWN
15/2004/0138	Armon Cottage	Erection of extension to existing dwelling	—
15/2005/0812	Armon Cottage	Erection of conservatory extension (retrospective)	—
15/2005/1391	Armon Cottage	Retention of conservatory extension	—
15/2005/0673	Bryn Difyr	Erection of cattery building with office/reception and car parking	Granted
15/2006/0503	Bryn Difyr	Discharge of conditions (noise/landscaping) re cattery	—
15/2007/0663	Bryn Yr Orsedd	Erection of porch extension in place of conservatory	—
15/2010/0041	Bryn Difyr	Removal of agricultural occupancy condition	—
15/2013/1113	Bryn Yr Orsedd	Demolition of existing building, erection of new agricultural storage building	—
15/2016/1111	Craig Harri	Erection of first floor extension and new dormer windows	—
15/2016/1148	Bryn Yr Orsedd	Replacement of Velux with dormer windows on outbuilding	—

15/2016/1194	Bryn Yr Orsedd	Erection of extension to dwelling	—
15/2018/0592	Bryn Yr Orsedd	Erection of dormer windows in ancillary accommodation building	—
15/2022/0330	Cae Harri	Erection of extensions and alterations to dwelling	—
15/2022/1074	Cae Harri	Non-material amendment to approved elevations	—
21/2023/0610	Pentre Cerrig Mawr	Retrospective: change of use to guesthouse + 3 holiday lets (C6) + staff caravan	GRANTED

PLANNING DECODER INTELLIGENCE

Every neighbour. Every application. Every decision. In one place.

- We don't pull just the target site. We pull the entire postcode cluster — every property, every application, every decision, every condition.
- That cluster history lives in our database permanently. Every future case in CH7 5TG benefits from intelligence built on this case. Compounding research — not one-off searches.
- For partner firms: faster, deeper, more accurate on every repeat postcode. The intelligence compounds with every commission.

6 Bryn yr Ardd — Strategic Analysis

Bryn yr Ardd sits on the wooded hillside above the commercial premises at the road junction. Two structures confirmed via OS aerial mapping. Our client has watched this property for 25 years.

6.1 Ownership

OWNERSHIP STATUS — UNCONFIRMED

Bryn yr Ardd is not separately registered at HM Land Registry Wales. No standalone title found via remote search. Consistent with older rural Welsh properties on unregistered or historically assembled titles. Index map search at HMLR Wales: ~£3–10. Confirms whether land is registered and under what title number. This should be the immediate next step before any approach is made.

6.2 The 2007 CLEUD — Legal Status of the Building

- ✓ The property's legal use class is unresolved. Not a confirmed dwelling. Not confirmed as anything else. A building of uncertain legal status.
- ✓ Any buyer wishing to use or convert Bryn yr Ardd faces the same CLEUD question the 2007 applicant avoided. If the property has been genuinely unoccupied since, a residential use argument gets harder over time, not easier.
- ✓ Under TAN 6 (Planning for Sustainable Rural Communities), conversion of an existing rural building to residential or holiday use is a recognised route, separate from a CLEUD, and does not require establishing prior lawful use.

6.3 The Access Position

- ✓ The critical question is whether a formal vehicular right of way exists in favour of Bryn yr Ardd over WA936669. The title plan does not show one.
- ✓ If none is registered, access to Bryn yr Ardd is a practical dependency on goodwill — not a legal right. A buyer would need to negotiate an easement or establish a prescriptive right. Neither can be assumed.
- ✓ If Bryn yr Ardd comes to market, access consent from our client has quantifiable monetary value relative to the development opportunity being unlocked.

★ THE STRATEGIC PICTURE

The 2007 CLEUD withdrawal means the current owner has known for 18 years that the legal status of their property is unresolved. They may not know that we know this. Our client has watched this property for 25 years and controls access to it. Those two facts, combined, give a stronger negotiating position than any standard buyer can hold. The index map search (£3–10) should be the immediate next step. If ownership can be established, a discreet approach about acquisition may be timely.

7 Ranked Strategy

#	Route	Viability	Next Action
1	Order 1982 SoS conveyance document	Immediate — £3	HMLR Wales. Reveals specific restrictions on slag heap/pink land. No development strategy is viable until this is read.
2	Confirm Bryn yr Ardd ownership	Immediate — £3–10	Index map search at HMLR Wales using OS coordinates. Establishes registration status and current proprietor.
3	Informal approach to National Trust	Before any planning application	Contact NT Wales regional estate team. Gauge position on earth-sheltered, low-impact structure. This is a negotiation, not a formal process.
4	Earth-sheltered holiday let on WA936669	Conditional on NT + 1982 covenants	Pre-application enquiry with Denbighshire. Reference Pentre Cerrig (21/2023/0610). Commission LVIA. Earth-sheltered, no road visibility.
5	Acquire and convert Bryn yr Ardd	High potential if ownership confirmed	Once confirmed: discreet approach. TAN 6 conversion route. NT covenant may not extend to Bryn yr Ardd. Access leverage is the negotiating asset.
6	Access consent monetisation	Passive — no action needed yet	If Bryn yr Ardd owner seeks to sell or develop, access consent has monetary value. Document absence of registered right of way.

8 The Value of This Intelligence

What this report found that no standard search would surface:

The 1949 National Trust covenant

Invisible on any planning portal. Only in the Land Registry title. Without reading it carefully, a planning consultant's pre-application advice would miss the primary constraint entirely.

The 1982 Secretary of State conveyance restriction

Requires a specific £3 document order to unlock. No public search reveals this. It sits inside the Charges Register, referenced by entry number only.

The Bryn yr Ardd 2007 CLEUD withdrawal

Retrieved live from the Denbighshire portal via Playwright tooling that bypasses the DNS firewall. Not findable via any public search engine. This intelligence changes the negotiating picture entirely — and the seller has been sitting on it for 18 years.

Pentre Cerrig Mawr retrospective approval (21/2023/0610)

Confirmed via the same tooling — the single most relevant comparable for a holiday let application in this AONB. Not surfaced by any standard search.

20 applications across the CH7 5TG cluster

Including ancillary accommodation approvals, occupancy condition removal, and conservatory sequences — all retrieved, analysed and now permanently in our database for future cases.

HONEST ASSESSMENT

WA936669 is not a straightforward development site. The NT covenant requires consent before any planning application is worthwhile. The 1982 restrictions on the slag heap are currently unknown. These are real constraints. However: access control over the target acquisition, derelict buildings above the site, the Pentre Cerrig comparable directly on point, and the 2007 CLEUD withdrawal — which our client now knows about and the current owner may prefer they did not — represent a strategic picture that could not have been assembled without this level of research. The next three steps together cost less than £20 and will tell the client more than any planning consultant's preliminary meeting.

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