12 December 2024

Wrexham County Borough Council

Economy & Planning

Development Management

Guildhall

Wrexham

LL11 1AY

Dear Sir / Madam

Bryn-y-Pas, Home Farm, Overton, Wrexham, LL13 0HG

APPLICATION FOR DETAILED PLANNING PERMISSION

PLANNING PORTAL REF : PP-13611687

Proposed erection of a new commercial B1/B8 industrial starter unit with associated landscaping, biodiversity and parking provision.

Following on from previous pre-application discussions with Officers (most notably Amy Brittain in Planning – ref. ENQ/2023/0022) I have the pleasure of submitting a planning application on behalf of my clients, the Bryn-y-Pas Estate; which has completed online through the Planning Portal.

The submission comprises the following items:

1. A payment of **£1,840** fee : this being the fee payable for a Detailed application based upon the **246 sqm** of new floorspace.
2. the completed Planning Application form; with associated notices and certificate, along with CIL regulation forms.

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3. a full set of supporting documents and drawings (identified on the planning application submission schedule spreadsheet that is attached to this letter).

For the purposes of the consultation and determination period we consider that the application is duly submitted as of today's date and meets the requirements set out in Article 22(3) of the DMPO 2012 (as amended) and as such should be treated as being "valid upon the date of receipt"; as such the 21-day consultation period, and likewise the determination period, runs from the **2 January 2025**. We would ask that all statutory consultees respect the 21-day limit and respond accordingly to avoid any late submissions.

The applicant is keen that the proposals can be considered at the very earliest available opportunity.

In the meantime, I look forward in receiving your acknowledgement and notification that this application has been safely received and duly registered as being valid at your very earliest convenience, along with a receipt for the application fee.

Please contact me at any time on either the office number (01244 349400) or my mobile (07971 446630) should you need me to clarify any particular aspect of this application.

Yours faithfully

[redacted]

Justin Paul

BA BTP MRTPI

Cc **T Rosselli, Bryn-y-Pas Estate**

Encs **PA submission schedule spreadsheet**