Appendix 3 Notice to Adjoining Owners/Occupiers

LICHFIELDS

Ship Canal House
98 King Street
Manchester M2 4WU

0161 837 6130
manchester@lichfields.uk
lichfields.uk

Date: 6 November 2024
Our ref: 67079/01/SPM/CL/30021118v1

Dear Owner and/or Occupier

Pre-application Consultation regarding Outline Planning Application for employment development at Land off Davy Way, Llay Industrial Estate

We write to you as an owner and / or occupier of a neighbouring property to the above site on behalf of our client RA & CE Platt Ltd. This is in relation to the pre-application consultation for proposals for employment development at Land off Davy Way, Llay Industrial Estate.

From the 1 August 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is therefore attached to this letter which provides you with the information on how to view and comment on the proposed development by 9th December 2024.

Yours sincerely

[redacted]

Clover Long
Senior Planner
BSc (Hons) MSc MRTPI

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG

SCHEDULE 1 Article 4(4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority [LPA]. Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Land off Davy Way, within Llay Industrial Estate, Llay, Wrexham.

I give notice that RA & CE Platt Ltd is intending to apply for planning permission for:

"Outline planning permission with all matters reserved for an industrial development of up to 11,613 sq m of Class B1(c), B2 and / or B8 employment floorspace (including ancillary office accommodation) together with associated infrastructure and works (including estate roads, yards, parking, footpaths, internal hard and soft landscaping and drainage works)."

You may inspect copies of:

- The proposed planning application;
- The plans and drawings; and,
- Other supporting documents.

online at www.8acres.co.uk and computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU between the hours of:

Monday to Friday	09:00 – 18:00
Saturday	09:00 – 16:00
Sunday	Closed

Anyone who wishes to make representations about this proposed development must write to the agent using the online survey at the above website address by 09.12.24.



Signed: Dated: 07.11.24

Armserlen 1 Erthygl 4(4)

Cyn-ymgeisio hysbysiadau

Armserlen 1B Erthygl 2C & 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Cynllunio Tref a Gwlad (Gweithdrefn Rheolaeth Datblygiad) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D

Pwrpas o'r hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol [ACLl]. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig ar Dir oddi ar Davy Way, o fewn Stand Ddiwydiannol Llai, Llai, Wrecsam.

Rhoddaf hysbysiad bod RA & CE Platt Ltd yn bwriadu gwneud cais am ganiatâd cynllunio amlinellol ar gyfer:

"*Caniatâd cynllunio amlinellol gyda'r holl faterion wedi'u cadw'n ôl ar gyfer datblygiad diwydiannol o hyd at 11,613 metr sgwâr o arwynebedd llawr cyflogaeth Dosbarth B1(c), B2 a / neu B8 (gan gynnwys swyddfeydd ategol) ynghyd â seilwaith a gwaith cysylltiedig (gan gynnwys ffyrdd stad, iardiau). , parcio, llwybrau troed, tirweddu caled a meddal mewnol a gwaith draenio)."*

Gallwch archwilio copïau o:

• Y cais cynllunio arfaethedig;

• Y cynlluniau a'r lluniadau; a,

• Dogfennau ategol eraill;

ar-lein yn www.8acres.co.uk ac mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU rhwng yr oriau canlynol:

Dydd Llun i Ddydd Gwener 09:00 – 18:00

Dydd Sadwrn 09:00 - 16:00

Dydd Sul Ar Gau

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant gan ddefnyddio'r arolwg ar-lein yn y cyfeiriad gwefan uchod erbyn 09.12.24.

wedi ei arwyddo: [redacted] dyddiedig: 07.11.24

Appendix 4 Notice to Community Consultees

LICHFIELDS

Ship Canal House
98 King Street
Manchester M2 4WU

0161 837 6130
manchester@lichfields.uk
lichfields.uk

Cllr B Apsley
13 Vale View
Llay
Wrexham
LL12 0NH

Date: 7 November 2024
Our ref: 67079/01/SPM/YH/33102957v1

Dear Cllr Apsley

Pre-Application Consultation regarding Outline Planning Application for employment development at Land off Davy Way, Llay Industrial Estate

We write to you in your capacity as Ward Councillor of Llay Ward on behalf of our client, RA & CE Platt Ltd, in relation to the pre-application consultation ahead of the submission of an outline planning application for employment development at Land off Davy Way within Llay Industrial Estate, Wrexham.

As you will be aware, from 1st August 2016, under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is therefore attached to this letter, which provides you with the information on how to view and comment on the proposed development by 9th December 2024.

Yours sincerely

[redacted]

Clover Long
Senior Planner
BSc (Hons) MSc MRTPI

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG

LICHFIELDS

Ship Canal House
98 King Street
Manchester M2 4WU

0161 837 6130
manchester@lichfields.uk
lichfields.uk

Cllr R Walsh
5 Drill Hall Court
Llay
Wrexham
LL12 0PH

Date: 7 November 2024
Our ref: 67079/01/SPM/CL/30021216v1

Dear Cllr Walsh

Pre-Application Consultation regarding Outline Planning Application for employment development at Land off Davy Way, Llay Industrial Estate

We write to you in your capacity as Ward Councillor of Llay Ward on behalf of our client, RA & CE Platt Ltd, in relation to the pre-application consultation ahead of the submission of an outline planning application for employment development at Land off Davy Way within Llay Industrial Estate, Wrexham.

As you will be aware, from 1st August 2016, under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is therefore attached to this letter, which provides you with the information on how to view and comment on the proposed development by 9th December 2024.

Yours sincerely



Clover Long
Senior Planner
BSc (Hons) MSc MRTPI

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Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG

LICHFIELDS

Ship Canal House
98 King Street
Manchester M2 4WU

0161 837 6130
manchester@lichfields.uk
lichfields.uk

Llay Community Council
BY EMAIL

Date: 7 November 2024
Our ref: 67079/01/SPM/CL/33102874v1

Dear Sir / Madam

Pre-Application Consultation regarding Outline Planning Application for employment development at Land off Davy Way, Llay Industrial Estate

We write to you in your capacity as a Llay Community Councillor on behalf of our client, RA & CE Platt Ltd, in relation to the pre-application consultation ahead of the submission of an outline planning application for employment development at Land off Davy Way within Llay Industrial Estate, Wrexham.

As you will be aware, from 1st August 2016, under the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, applicants for all major planning applications in Wales must undertake pre-application consultation with the public, the community and specialist consultees for a period of no less than 28 days before an application is submitted.

A pre-application notice is therefore attached to this letter, which provides you with the information on how to view and comment on the proposed development by 9th December 2024.

Yours faithfully

[redacted]

Clover Long
Senior Planner
BSc (Hons) MSc MRTPI

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG

SCHEDULE 1 Article 4(4)

Pre-application notices

SCHEDULE 1B Articles 2C & 2D

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority [LPA]. Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Land off Davy Way, within Llay Industrial Estate, Llay, Wrexham.

I give notice that RA & CE Platt Ltd is intending to apply for planning permission for:

"Outline planning permission with all matters reserved for an industrial development of up to 11,613 sq m of Class B1(c), B2 and / or B8 employment floorspace (including ancillary office accommodation) together with associated infrastructure and works (including estate roads, yards, parking, footpaths, internal hard and soft landscaping and drainage works)."

You may inspect copies of:

- The proposed planning application;
- The plans and drawings; and,
- Other supporting documents.

online at www.8acres.co.uk and computer facilities are available to view this information online at Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU between the hours of:

Monday to Friday	09:00 – 18:00
Saturday	09:00 – 16:00
Sunday	Closed

Anyone who wishes to make representations about this proposed development must write to the agent using the online survey at the above website address by 09.12.24.

Signed: [redacted] Dated: 07.11.24

Armserlen 1 Erthygl 4(4)

Cyn-ymgeisio hysbysiadau

Armserlen 1B Erthygl 2C & 2D

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO

Cynllunio Tref a Gwlad (Gweithdrefn Rheolaeth Datblygiad) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN CAIS AM HYSBYSIAD CANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D

Pwrpas o'r hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i wneud sylwadau'n uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol [ACLl]. Bydd unrhyw gais cynllunio dilynol yn cael ei gyhoeddi gan yr ACLl perthnasol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn rhagfarnu eich gallu i gyflwyno sylwadau i'r ACLl ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gall unrhyw sylwadau a gyflwynir gael eu rhoi ar y ffeil gyhoeddus.

Datblygiad arfaethedig ar Dir oddi ar Davy Way, o fewn Stand Ddiwydiannol Llai, Llai, Wrecsam.

Rhoddaf hysbysiad bod RA & CE Platt Ltd yn bwriadu gwneud cais am ganiatâd cynllunio amlinellol ar gyfer:

"*Caniatâd cynllunio amlinellol gyda'r holl faterion wedi'u cadw'n ôl ar gyfer datblygiad diwydiannol o hyd at 11,613 metr sgwâr o arwynebedd llawr cyflogaeth Dosbarth B1(c), B2 a / neu B8 (gan gynnwys swyddfeydd ategol) ynghyd â seilwaith a gwaith cysylltiedig (gan gynnwys ffyrdd stad, iardiau). , parcio, llwybrau troed, tirweddu caled a meddal mewnol a gwaith draenio)."*

Gallwch archwilio copïau o:

• Y cais cynllunio arfaethedig;

• Y cynlluniau a'r lluniadau; a,

• Dogfennau ategol eraill;

ar-lein yn www.8acres.co.uk ac mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU rhwng yr oriau canlynol:

Dydd Llun i Ddydd Gwener 09:00 – 18:00

Dydd Sadwrn 09:00 - 16:00

Dydd Sul Ar Gau

Rhaid i unrhyw un sy'n dymuno gwneud sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr asiant gan ddefnyddio'r arolwg ar-lein yn y cyfeiriad gwefan uchod erbyn 09.12.24.

wedi ei arwyddo: [redacted] dyddiedig: 07.11.24

Appendix 5 Notice to Specialist Consultees

LICHFIELDS

Ship Canal House
98 King Street
Manchester M2 4WU

0161 837 6130
manchester@lichfields.uk
lichfields.uk

Date: 6 November 2024
Our ref: 67079/01/SPM/CL/30035835v1

Dear Sir/Madam

Pre-Application Consultation regarding Outline Planning Application for employment development at Land off Davy Way, Llay Industrial Estate

We write on behalf of our client, RA & CE Platt Ltd, in relation to the pre-application consultation ahead of the submission of an outline planning application for employment development at Land off Davy Way within Llay Industrial Estate, Wrexham.

As you will be aware, from 1st August 2016, under the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 [DMPWO] (as amended by the 2016 Order), applicants for all major planning applications in Wales must undertake pre-application consultation with the public, community consultees and specialist consultees for a period of no less than 28 days before an application is submitted.

You have been identified as a specialist consultee of relevance to the application and consequently, a pre-application notice is attached to this letter, which sets out the requirement to receive a pre-application consultation response from you under Article 2D of the DMPWO.

We look forward to receiving your response to the proposed development mentioned above by 9th December 2024.

Yours sincerely

[redacted]

Clover Long
Senior Planner
BSc (Hons) MSc MRTPI

Nathaniel Lichfield & Partners Limited (trading as "Lichfields") is registered in England, no. 2778116
Registered office at The Minster Building, 21 Mincing Lane, London EC3R 7AG

SCHEDULE 1C Article 2D

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

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

CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLE 2D

to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at Land off Davy Way, within Llay Industrial Estate, Llay, Wrexham.

I give notice that RA & CE Platt Ltd is intending to apply for outline planning permission for:

"Outline planning permission with all matters reserved for an industrial development of up to 11,613 sq m of Class B1(c), B2 and / or B8 employment floorspace (including ancillary office accommodation) together with associated infrastructure and works (including estate roads, yards, parking, footpaths, internal hard and soft landscaping and drainage works)."

A copy of the proposed application; plans; and other supporting documents can be viewed online at www.8acres.co.uk in accordance with the requirements of article 2E of the Town and Country Planning Development Management Procedure) (Wales) Order 2012, a consultation response must be sent by 09.12.24 via email: llayindustrialestate@lichfields.uk or by post:

Llay Industrial Estate Consultation
Lichfields
Ship Canal House
98 King Street
Manchester
M1 4WU

Signed: [redacted] Date: 07.11.24

Birmingham
0121 713 1530
birmingham@lichfields.uk

Bristol
0117 403 1980
bristol@lichfields.uk

Cardiff
029 2043 5880
cardiff@lichfields.uk

Edinburgh
0131 285 0670
edinburgh@lichfields.uk

Leeds
0113 397 1397
leeds@lichfields.uk

London
020 7837 4477
london@lichfields.uk

Manchester
0161 837 6130
manchester@lichfields.uk

Newcastle
0191 261 5685
newcastle@lichfields.uk

Thames Valley
0118 334 1920
thamesvalley@lichfields.uk

@LichfieldsUK

lichfields.uk