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Wrexham
LL11 1AU

Your Ref:

Our Ref: VKDC/EKJ/61303.1

Direct Line:

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Date: 12 December 2024

Dear Sirs,

Lay Farm, Green Lane, Chirk ("the Property")

We have been instructed by Mr Patrick Conlon in respect of an application for [CLEUD details]. A legal opinion was provided in August 1995 by the now Lord Justice Holdgate ("**Holdgate**"). Holdgate advises that planning permission dated 14 June 1977 with reference 4/2006 ("**the 1977 Permission**") for residential development is extant as a material operation was carried out prior to the permission lapsing.

The works that constituted a material operation were "the removal of topsoil and the reduction of the level of land along the altered route of the main estate road leading from Lodgevale Park (in accordance with drawing LFC10". In addition, "foundations were dug for a pair of type A houses in the position (shown on plan LFC10) of the first plot to the south of the estate road."

It was also noted by the Planning Inspectorate in appeal decision dated 23 November 2015 with reference APP/H6955/A/15/3078137 that the 1977 Permission is extant. Paragraph 5 of the decision notice indicates that at the time you were also of the belief that the 1997 Permission is extant.

We agree with the assessment set out by Holdgate in the legal opinion. As such, the works carried out/the works proposed to be carried out are/will be lawful.

Yours faithfully

Forsters LLP

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