

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

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

(to be served on owners and/or occupiers of adjoining land and community consultee; and displayed by site notice on or near the location of the proposed development)

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Proposed development at (a) Land off Berse Road, Wrexham

I give notice that (b) Adra

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the proposed application: the plans: and other supporting documents online at (d) <https://www.grimsterplanning.co.uk/pre-application-consultation/land-berse-road-wrexham> (or alternatively via the **Pre-Application Consultations** tab/link on the www.grimsterplanning.co.uk website in the event of any browser issues). In the event of any problems accessing the information, please contact consultation@grimsterplanning.co.uk or 07506 279147

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By (k) **19th February 2023**

For any queries, please contact consultation@grimsterplanning.co.uk or 07506 279147

Signed: Grimster Planning Ltd (Agent) on behalf of Adra

Date: 20th January 2023

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

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

(i'w gyflwyno i berchnogion a/neu feddianwyr yr ymgynghorai tir a chymuned cyfagos; a'u harddangos drwy hysbysiad safle ar leoliad y datblygiad arfaethedig neu'n agos ato)

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Rhoddaf rybudd bod (b) Adra

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Gallwch archwilio copïau o'r canlynol:

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a chyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn (e)

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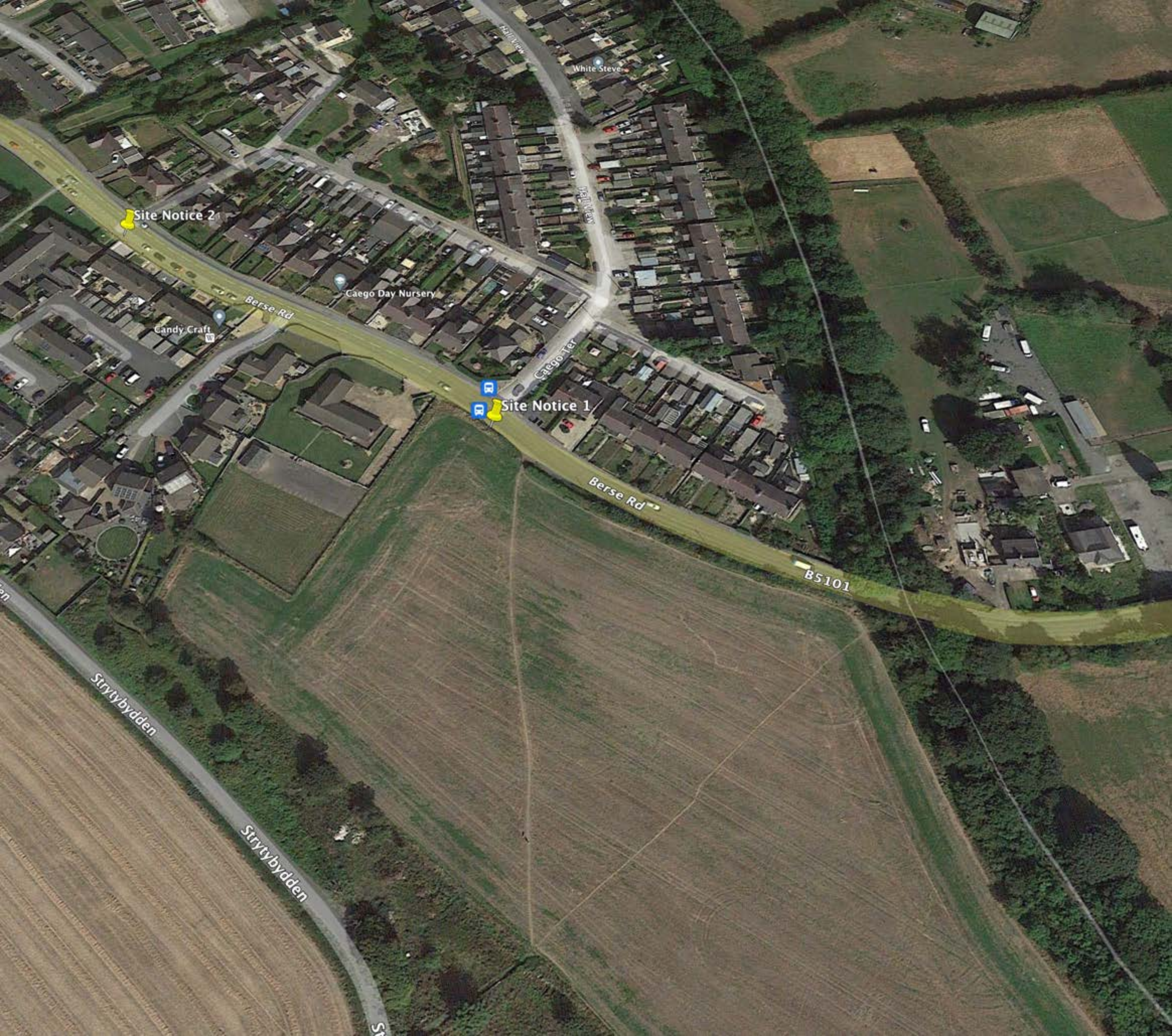
Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd/asiant yn (i) consultation@grimsterplanning.co.uk

Erbyn (k) **19 Chwefror 2023**

Am unrhyw ymholiadau, cysylltwch â consultation@grimsterplanning.co.uk neu 07506 279147

Llofnodwyd: Grimster Planning Ltd (Asiant) ar ran Adra

Dyddiad: 20th Ionawr 2023



Site Notice 2

Caego Day Nursery

Candy Craft

White Steve

Caego Ter

Site Notice 1

Berse Rd

B5101

Strytybydden

Strytybydden

Strytybydden



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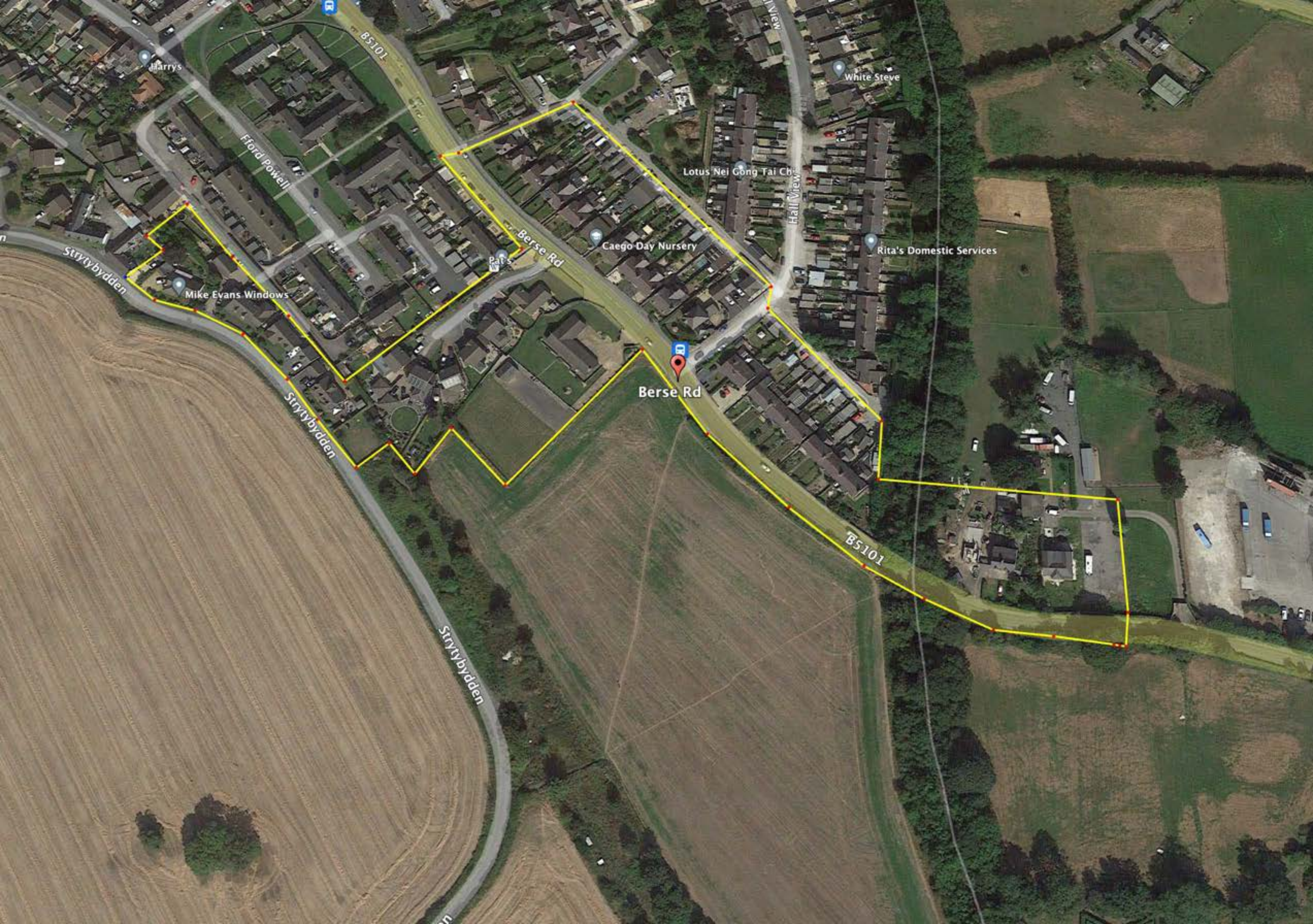
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To The Owner and/or Occupier

Our Ref. AD/05
20th January 2023

Dear Owner and/or Occupier

**PROJECT: LAND OFF BERSE ROAD, CAEGO, NEW BROUGHTON, WREXHAM
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER
2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION – NOTICE UNDER
ARTICLES 2C AND 2D**

On behalf of our Client, Adra, we hereby write to you in accordance with the above Order as an adjoining/nearby landowner to the above Site.

In the event that the land/property to which this letter is addressed is subject to a rental/lease agreement with the freeholder/landowner, this letter and enclosed notice is equally relevant to the freeholder/landowner and we would kindly request that they be provided with this information.

Enclosed with this letter is formal notice issued under Articles 2C and 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

The enclosed notice provides information on how to view details of our Client's proposals to develop the above Site for 47 no. residential dwellings, and how to provide us with your comments in response to these proposals. We would welcome your feedback.

Under the terms of the enclosed notice, you have a minimum (statutory) 28-day period to submit comments to consultation@grimsterplanning.co.uk no later than 19th February 2023.

Should you have any queries, please do not hesitate to contact us via the details below.

Yours faithfully

GRIMSTER PLANNING

Enc: Notice

grimsterplanning.co.uk

 **Address:**

5 Portal Business Park, Eaton Lane,
Tarporley, Cheshire, CW6 9DL

 **Telephone:**

07506 279 147

 **Email:**

enquiries@grimsterplanning.co.uk

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Brynteg Library, The Memorial Centre, Quarry Road, Brynteg, LL11 6AB between the hours of (f) 13:00 – 18:00 on a Monday, 10:00 – 12:30 and 14:00 to 17:30 on a Tuesday, 14:00 – 17:30 on a Wednesday, 13:00 to 18:00 on a Thursday, 12:00 to 18:00 on a Friday, and 10:00 to 13:00 on a Saturday; and/or

Wrexham Library, Rhosddu Road, Wrexham, LL11 1AU between the hours of (f) 09:00– 18:00 on a Monday to Friday, and 09:00 – 16:00 on a Saturday.

Anyone who wishes to make representations about this proposed development must write to the applicant/agent at (i) consultation@grimsterplanning.co.uk

By (k) **19th February 2023**

For any queries, please contact consultation@grimsterplanning.co.uk or 07506 279147

Signed: Grimster Planning Ltd (Agent) on behalf of Adra

Date: 20th January 2023

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

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

(i'w gyflwyno i berchnogion a/neu feddianwyr yr ymgynghorai tir a chymuned cyfagos; a'u harddangos drwy hysbysiad safle ar leoliad y datblygiad arfaethedig neu'n agos ato)

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i roi sylwadau uniongyrchol i'r datblygwr ar ddatblygiad arfaethedig cyn cyflwyno cais cynllunio i'r awdurdod cynllunio lleol ("ACLI"). Bydd yr ACLI perthnasol yn rhoi cyhoeddusrwydd i unrhyw gais cynllunio dilynol; ni fydd unrhyw sylwadau a ddarperir mewn ymateb i'r hysbysiad hwn yn amharu ar eich gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir rhoi unrhyw sylwadau a gyflwynir ar y ffeil gyhoeddus.

Datblygiad arfaethedig yn (a) Tir oddi ar Ffordd Berse, Wrecsam

Rhoddaf rybudd bod (b) Adra

yn bwriadu gwneud cais am ganiatâd cynllunio i (c) Cyngor Bwrdeistref Sirol Wrecsam

Gallwch archwilio copïau o'r canlynol:

y cais arfaethedig: y cynlluniau: a dogfennau ategol eraill ar-lein yn (d) <https://www.grimsterplanning.co.uk/pre-application-consultation/land-berse-road-wrexham> (neu fel arall drwy'r tab Ymgynghoriadau Cyn Ymgeisio ar wefan www.grimsterplanning.co.uk os bydd unrhyw faterion yn ymwneud â'r porwr). Os bydd unrhyw broblemau wrth gael gafael ar y wybodaeth, cysylltwch â consultation@grimsterplanning.co.uk neu 07506 279147.

a chyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn (e)

Llyfrgell Brynteg, Y Ganolfan Goffa, Heol y Chwarel, Brynteg, LL11 6AB rhwng (f) 13:00 – 18:00 ar ddydd Llun, 10:00 – 12:30 a 14:00 tan 17:30 ar ddydd Mawrth, 14:00 – 17:30 ar ddydd Mercher, rhwng 13:00 a 18:00 ar ddydd Iau, rhwng 12:00 a 18:00 ar ddydd Gwener, a rhwng 10:00 a 13:00 ar ddydd Sadwrn; a/neu

Llyfrgell Wrecsam, Ffordd Rhosddu, Wrecsam, LL11 1AU rhwng oriau (f) 09:00–18:00 ar ddydd Llun i ddydd Gwener, a 09:00 – 16:00 ar ddydd Sadwrn.

Rhaid i unrhyw un sy'n dymuno cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr ymgeisydd/asiant yn (i) consultation@grimsterplanning.co.uk

Erbyn (k) **19 Chwefror 2023**

Am unrhyw ymholiadau, cysylltwch â consultation@grimsterplanning.co.uk neu 07506 279147

Llofnodwyd: Grimster Planning Ltd (Asiant) ar ran Adra

Dyddiad: 20th Ionawr 2023