

Cerys Jones

From: planning_appeals
Sent: 22 March 2022 14:58
To: Cerys Jones
Subject: FW: APP/H6955/A/21/3273101 - P/2019/0877 - The Oaks, Land at Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

Please add to file as appeal decision not web

From: Max.Thomas027@gov.wales <Max.Thomas027@gov.wales> **On Behalf Of** PEDW.Casework@gov.wales
Sent: 22 March 2022 13:37
To: Justin@j10planning.com
Cc: archie@cefnpark.co.uk; planning_appeals <planning_appeals@wrexham.gov.uk>
Subject: RE: APP/H6955/A/21/3273101 - P/2019/0877 - The Oaks, Land at Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

Good afternoon,

Thank you for your email requesting to withdraw the above appeal.

I can confirm that the above appeal will now be closed and no further action will be taken on this case.

Kind regards,
Max

Max Thomas
Swyddog Gwaith Achos | Casework Officer
Penderfyniadau Cynllunio ac Amgylchedd Cymru | Planning and Environment Decisions Wales
Llywodraeth Cymru | Welsh Government
Ffôn | Tel: 03000 253389
E-bost | E-mail: Max.Thomas027@gov.wales



<https://llyw.cymru/penderfyniadau-cynllunio-ac-amgylchedd-cymru> | <https://gov.wales/planning-and-environment-decisions-wales>

From: Justin Paul <Justin@j10planning.com>
Sent: 21 March 2022 12:06
To: PEDW – Gwaith Achos / Casework <PEDW.Casework@gov.wales>; Thomas, Max (ESNR-PEDW) <Max.Thomas027@gov.wales>
Cc: Archie Graham-Palmer <archie@cefnpark.co.uk>

Subject: RE: APP/H6955/A/21/3273101 - P/2019/0877 - The Oaks, Land at Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

Good morning Max

I would like to confirm that my client (the appellant) has decided to request that this appeal be withdrawn with immediate effect.

kind regards

Justin

Justin Paul
BA BTP MTRPI
Managing Partner



01244 349400
07971 446630
2 Wrexham Road Chester CH4 7QR
www.j10planning.com



Company Reg. No. 6000409 VAT Reg. No. 815630835

From: Max.Thomas027@gov.wales <Max.Thomas027@gov.wales> **On Behalf Of** PEDW.Casework@gov.wales

Sent: 18 March 2022 13:01

To: Justin Paul <Justin@j10planning.com>

Subject: APP/H6955/A/21/3273101 - P/2019/0877 - The Oaks, Land at Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

Good afternoon,

I refer to the above appeal. I can confirm that your appeal is valid. If I later find out that this is not the case, I will write to you again. If you have not sent copies of your appeal form, statement of case (including supporting documents) and other relevant documents to the Local Planning Authority (LPA), please do so immediately.

The date of this letter is the starting date for your appeal and the timetable for the submission of evidence begins from this date.

The procedure

The appeal will initially proceed by the Hearing procedure. The procedure will be formally determined by the appointed Inspector within 6 weeks of the date of this letter, by the end of the representations period, after considering the submissions from all parties. The Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017 enable an appeal to proceed by multiple procedures. As such, the Inspector may consider it necessary to call a topic specific hearing or inquiry session; only that topic can be discussed at the event and the remainder of the issues will be considered by the written representations procedure.

Please note that if a hearing or inquiry session is required, it is likely to be arranged at short notice due to the tight timescales for doing so. Although we will provide at least 4 weeks' notice, it is possible that we will not be able to provide greater notice. As such, the date that we propose to hold an event can only be changed in very extraordinary circumstances.

As you are aware, due to the Coronavirus (COVID-19) measures introduced by the Government <https://gov.wales/coronavirus>, social distancing measures and local lockdowns are in place. As a consequence of this, if a hearing/ inquiry is needed, it will not be held face to face in the way we have done before. During this period, we will be holding events virtually over the internet. More information on the virtual event for this appeal and how to join will be sent at a later stage.

Only the Appellant, LPA, and any other person specifically invited by the Inspector will be entitled to participate in an event.

The Inspector will set out the matters to be discussed at any hearing or inquiry within 6 weeks of the starting date.

Keeping to the timetable

You must keep to the timetable set out below and make sure that you submit the relevant documents within the deadlines; documents submitted after deadlines will not be taken into account by the Inspector and will be returned. You must note the details of the following timetable as no reminders will be sent.

The following documents must be submitted so as to be received within this timetable:

By 25 March 2022

The LPA must submit to PEDW and the Appellant, a copy of its completed appeal questionnaire and supporting documents, including relevant development plan policies. It must also notify interested persons that the appeal has been made.

The Local Planning Authority will provide you with their Questionnaire documents, and a list of the plans which were approved at application stage in respect of the above appeal. Should you disagree with any of the content on this list, please contact PEDW immediately with your concerns.

The LPA may elect to use the questionnaire as its statement of case; should this be the case Appellant and PEDW must be advised accordingly.

By 15 April 2022

The LPA may submit its statement of case, if the questionnaire and supporting documents do not comprise the LPA's representation for the appeal. The LPA may also submit an application for costs where required by this date. Interested persons may also submit representations by this date.

By 29 April 2022

You, the LPA, and any interested persons should send me a copy of any final comments you have on each other's representations. No new evidence is allowed at this stage. I will send you a copy of the LPA's and any interested person final comments as soon as this deadline has passed.

The Ministerial Target for the decision for this appeal is 12 August 2022

Inspector requests for information

If the appointed Inspector decides that further information / clarification is required, he / she may request information from the parties and you will be advised of the deadline for doing so. The responses must not exceed 3000 words.

Using e-mail or post

We welcome communication by email to our team address PEDW.Casework@gov.wales. Electronic copies of statements, supporting documents and comments are particularly useful to us and more efficient for you.

If you send us your documents by e-mail or post, you only need to send us one copy (with the exception of written statements of evidence for inquiries) quoting the full appeal reference number. E-mails should not exceed 10MB in size.

Withdrawing your appeal

If you decide to withdraw your appeal, please confirm immediately in writing.

There is a risk of an award of costs against you if you withdraw, without good reason, after an event date is fixed. The quicker you can confirm your decision to withdraw your appeal, the quicker we can allocate the Inspector alternative work.

Costs Awards

If you wished to make an application of costs you should have done so when submitting your appeal. If you did so, the LPA should respond to the application on or before the deadline for representations at 4 weeks. Where an application is made by the local planning authority or other parties by the 4 week stage, the 6 week stage then provides an opportunity for you to respond.

Further information on awards of costs can be found in Section 12 of the Development Management Manual (<http://gov.wales/topics/planning/appeals/costs/?lang=en>). This revokes and replaces Welsh Office Circular 23/93.

Kind regards,
Max

Max Thomas
Swyddog Gwaith Achos | Casework Officer
Penderfyniadau Cynllunio ac Amgylchedd Cymru | Planning and Environment Decisions Wales
Llywodraeth Cymru | Welsh Government
Ffôn | Tel: 03000 253389
E-bost | E-mail: Max.Thomas027@gov.wales



<https://llyw.cymru/penderfyniadau-cynllunio-ac-amgylchedd-cymru> | <https://gov.wales/planning-and-environment-decisions-wales>

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

Sganiwyd y neges hon am bob feirws hysbys wrth iddi adael Llywodraeth Cymru. Mae Llywodraeth Cymru yn cymryd o ddifrif yr angen i ddiogelu eich data. Os cysylltwch â Llywodraeth Cymru, mae ein [hysbysiad preifatrwydd](#) yn esbonio sut rydym yn defnyddio eich gwybodaeth a sut rydym yn diogelu eich preifatrwydd. Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn anfon ateb yn Gymraeg i ohebiaeth a dderbynnir yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi. On leaving the Welsh Government this email was scanned for all known viruses. The Welsh Government takes the protection of your data seriously. If you contact the Welsh Government then our [Privacy Notice](#) explains how we use your information and the ways in which we protect your privacy. We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.