

EVENT INVITE AND TEST EVENT INSTRUCTIONS

Town and Country Planning Act 1990

Appeal Ref: APP/H6955/A/21/3271810

Appeal by: Low Carbon Farming 2 Ltd

Site Address: Land at west of Sesswick Way, Marchwiel LL13 0TF

JOIN THE TEST EVENT ON: 10:00 am – Thursday 31 March 2022

TEAMS LINK TO TEST

[Click here to join the meeting](#)

Administrator contact details: PEDW.Casework@gov.wales

Dear Sir/Madam

The Virtual event for this case will take place on **Thursday 07 April 2022**. The date for the Accompanied Site visit will be discussed at the Inquiry.

The Matters the Inspector will explore at the Actual event are¹:

Matters for the Hearing

The Inspector is satisfied that he can proceed to report on most of the matters in dispute on the written evidence that has already been presented. Accordingly the main matters to be considered at the event will be:

- the appropriateness of locating the proposed development outside settlement limits, having regard to local (adopted and emerging) and national planning policies.

In addition to the above matters the Inspector will seek clarification on other matters. The Inspector will wish to discuss any s106 obligations that may be produced and the planning conditions to be imposed in the event that the appeal is allowed. It may prove necessary to discuss progress on

¹ In line with Regulation 14 of The Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017



**PCAC
PEDW**

Penderfyniadau Cynllunio
ac Amgylchedd **Cymru**
Planning & Environment
Decisions **Wales**

providing requested information pertaining to Riverine Special Areas of Conservation.

TEST EVENT

To give everyone a chance to practice using the proposed technology and ensure they can successfully participate in the event, we propose to hold a brief test event on **Thursday 31 March 2022**. This will also give you the opportunity to ask any questions you may have in relation to the technology. Please note, the Inspector will not be present at the test; this is not an opportunity to discuss your views in relation to the planning merits of the appeal. We would estimate that this test event might take around half an hour. The link to this test can be found at the top of this letter.

Preparing for the Test

The technology we will be using is Microsoft Teams. In **Annex 1** we have provided a link to further information on how to use this and attached is a guide to participating in a virtual event.

If you have an internet enabled computer, you will be able to access and speak at the event over the internet using a video link. You may have used video links to talk to friends and family using FaceTime, Skype or WhatsApp, for example. If you have, this will give you an idea of what to expect. If you do not wish to appear on video, you can turn your camera off and participate through an audio call only.

Depending on the performance of your device or the internet in your locality, it may be that you join by video and audio, or by audio alone. If you have a slow or intermittent connection, switching off your video camera and using just your audio connection only can improve the quality and reliability of your involvement.

If you are participating in Welsh, we advise using a computer rather than a tablet or smart phone, to ensure you can access the translation facilities fully.

An effective test event is essential to facilitate the efficient running of the actual event. It is therefore important to note that everyone who intends to participate in the actual event is expected to attend the test event.

If you have a visual or hearing impairment which may affect how you participate in the event, please let us know, so we can provide the appropriate support.

Handling your personal information

Please note that other parties may see the email address you use to join the event. If you do not wish the email address that we are currently using to correspond with you to be seen by other parties, you can set up a free email account on-line and use that to join with. Please see **Annex 2**.

You would need to provide any such alternative email address from the one we are currently using for you by midday on the day before the test event at the latest. This is so that we can send out another link for joining the event in a reasonable time.

For the purposes of this event the email address provided by the Planning Inspectorate is a generic joining account address and will not be monitored for e-mails.

The link for the actual event will be sent out after the test event has taken place.

Please confirm your attendance at the test event by **30 March 2022**. If you do not respond, we will assume that you no longer wish to participate in the proceedings and that you are content to rely on any written submissions *that have already been received*.

Yours sincerely,

Max Thomas

Swyddog Gwaith Achos | Casework Officer

Penderfyniadau Cynllunio ac Amgylchedd Cymru | Planning and
Environment Decisions Wales

Llywodraeth Cymru | Welsh Government

Annex 1

Please see the attached [Guide to Participating](#) in a PEDW virtual event.

The following link will take you to further information about how to use Microsoft Teams.

<https://support.office.com/en-us/teams>

Annex 2

Free e-mail Services

- [Gmail](#)
- [Outlook](#)
- [iCloud](#)
- [Tutanota](#)