



2il Lawr Gorllewin
Adeilad y Goron,
Parc Cathays,
Caerdydd,
CF10 3NQ

Ffôn/tel: 03000 252131
Ebost/email: nigel.turner@gov.wales

2nd Floor West
Crown Buildings,
Cathays Park,
Cardiff, CF10 3NQ

Wrexham County Borough Council

[Planning and Environment Decisions Wales | GOV.WALES](https://gov.wales/planning-and-environment-decisions-wales)

By email:
planning_appeals@wrexham.gov.uk

Eich Cyf/Your Ref: WRC P/2022/0234
Ein Cyf/Our Ref: CAS-02070-P0R9K6

Dyddiad/Date:

Annwyl/Dear Sir or Madam,

TOWN AND COUNTRY PLANNING (CONTROL OF ADVERTISEMENTS) REGULATIONS 1992

APPELLANT: ALIGHT MEDIA LTD

SITE ADDRESS: LAND AT ANISE, 1 SMITHFIELD ROAD, WREXHAM, LL13 8EN.

I refer to the above Advertisement Consent appeal. I can confirm that the appeal is valid. If I later find out that this is not the case, I will write to you again.

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

I am the case officer. If you have any questions, please do not hesitate to contact me.

The procedure

The appeal will be determined on the basis of written representations and will follow the procedures set out in Part 3 of the Town and Country Planning (Referred Applications and Appeals Procedure) (Wales) Regulations 2017.

However, where appropriate we may transfer an appeal from Part 3 and continue to deal with it under Part 4 of the regulations.

By 08/09/2022 - 5 working days from the start date

You must notify any statutory parties and any other interested persons who made representations to you that the appeal has been made.

There will not be an opportunity for interested parties to comment at appeal stage, only to withdraw any previous comments made. However, any representations that have been made to you regarding the original advertisement application should be forwarded to us and the Inspector will take full account of these when deciding the appeal.

You should also advise them that the appeal documents can be viewed at your offices (or on your website) and that the Inspector's decision (when it is issued) and information regarding

the progress of this appeal, can be accessed by entering the PEDW case reference into the Appeals Casework Portal ([Planning Casework \(gov.wales\)](https://gov.wales/planning-casework)).

You must send me a copy of a completed appeal questionnaire, which should include all supporting documentation, preferably via the Appeals Casework Portal by using the following link [Planning Casework \(gov.wales\)](https://gov.wales/planning-casework) or via email to PEDW.casework@gov.wales.

Please also send a copy of the questionnaire and documents to the appellant using their preferred method of communication as specified on their appeal form.

While you have no right to submit an appeal statement, on occasion you may notice factual inaccuracies or matters in the grounds of appeal that are materially different to those referred to at the application stage which you may draw to the Inspectors attention. This should be in the form of a short note setting out only the inaccuracies/material differences and should not include areas involving a value judgement. You should email your comments to me as soon as possible quoting the case reference number above.

Site Visit

We will arrange for one of our Inspectors to visit the appeal site. The Inspector will conduct the site visit alone.

A representative from your Authority will not be required to attend.

If it is decided that the Inspector needs to enter the site we will write to the appellant advising of the need to attend in order to provide access for the Inspector. Inspectors will not accept any documents or discuss the appeal at the site visit.

Using e-mail or post

We welcome communication by email to our team address PEDW.casework@gov.wales.

Costs Awards

Where an application for costs is made by the appellant with submission of the appeal, your representations in response to the application must be received within 2 weeks of the starting date. If the appellant wishes to respond they will be provided with 2 weeks in which to do so.

Further information on awards of costs can be found in Section 12 of the Development Management Manual <https://gov.wales/sites/default/files/publications/2018-10/section-12-annex-award-of-costs.pdf>. This revokes and replaces Welsh Office Circular 23/93.

Yn gywir/Yours sincerely,

Nigel Turner

Nigel Turner
Swyddog Achos / Case Officer