

P-2003-0058: Ruabon Business Park - Extension of time for submission of reserved matters and commencement of development

In the adopted **Wrexham Maelor Local Plan**, the site is allocated for employment purposes by Policy J1. It is also safeguarded for the establishment of a high quality site for high technology, manufacturing, research and development, and prestige offices, by Policy J2. Policy J2 also sets out a series of design requirements with which development must comply. The site is shown on the Proposals Map within a defined settlement limit. According to the Wrexham Maelor Local Plan, therefore, the proposal for an extension of time is acceptable in policy terms.

In the emerging **Wrexham UDP**, the site is not shown as an allocation, since outline permission (6/23477) had been granted in July 1995. The original date for the submission of reserved matters was July 1998. The time for the submission of reserved matters has already been extended twice: until October 2000 (CB.1467), and until July 2003 (P-2000-0418).

In the UDP, Ruabon Business Park is shown in the Appendix as a site with planning permission. The site is therefore not shown as an allocation on the Proposals Map. No settlement limit has been shown around the site. This was done quite deliberately, so that the site should be considered as open countryside should an application to renew or extend the life of the permission be submitted.

Two objections to the UDP relating to Ruabon Business Park were submitted by Ruabon Community Council. Objection E1/364/117 stated that the UDP should refer to the existing employment land allocation in Ruabon. The Inspector has noted that there is no allocated employment land in Ruabon, although there is an area with outline planning permission (Ruabon Business Park). The Inspector has recommended that no modification be made to the UDP in relation to this objection.

Objection E2/365/117 stated that the UDP should acknowledge that the industrial land allocation should be for a low density, high quality, B1 Business Park, and not a general industrial estate. The Council's response was: "Agree. The site has planning permission for high quality employment and is indicated in Appendix II. Other forms of development would be out of accord with the Plan and a further specific reference is unnecessary." The Inspector's report has made no recommendation in relation to Ruabon Business Park in respect of this objection. He has suggested a modification to Policy E2, but E2 no longer applies to Ruabon Business Park. An objection seeking a 54 ha extension to Ruabon Business Park was submitted by the Wynnstay Farming Partnership, but this has been rejected by the Inspector.

Because objections were submitted to the UDP in relation to Ruabon Business Park, the Council's resolution of July 2001 does not yet allow the UDP to be used for DC purposes in relation to this application. It should therefore be determined in accordance with the local plan, in which the site is within settlement limits and is specifically allocated as a high quality employment site. It would therefore be reasonable to allow an extension time for the submission of reserved matters and commencement of development. However since the UDP is likely to become the development plan for the area in just over twelve months time, I do not think it would be appropriate to allow a three year extension of time as requested by the applicants. The extension of time should be limited to one year only. Any further application for extension of time can then be considered in the context of the UDP, which by then should be at or very close to adoption.