

Mr Matthew Phillips
Wrexham County Borough Council
Department of Planning
Lambpit Street
Wrexham
LL11 1AR

18 January 2011

Dear Mr Phillips

**PROPOSED ERECTION OF AGRICULTURAL WORKER'S DWELLING
LAND AT OLD LLWYN ONN FARM, CEFN ROAD, LLWYN ONN, WREXHAM
APPLICATION REF: P/2010/1093**

Thank you for your letter dated 6 January 2011 in relation to the above.

Given the opening paragraph of your letter indicates that you are 'fully aware' of the history associated with this project, your suggestion that the case put forward on behalf of my client for an additional dwelling at Llwyn Onn Farm is not adequate comes as a complete surprise.

My client's circumstances, which are dominated by the enforced sale of Five Fords Farm to Welsh Water, are exceptional and they have resulted in both him and his brother having to move out of two dwellings at Five Fords Farm. As a consequence, two planning applications have been submitted in the recent past for an additional dwelling at Llwyn Onn Farm; both of which were presented to the Council's Planning Committee with recommendations that planning permission be granted. On both occasions, the Committee's resolution was in accordance with the Officer's recommendation and both applications contained the same level of information as the proposal before you.

I strongly suggest that you carefully read the Planning Statement that accompanies the application as it gives a very detailed explanation firstly as to why this third application is being made, and secondly, why the dwelling is actually required. May I also suggest that you discuss the application in detail with your Development Control Manager, Dave Williams, who has detailed knowledge of this scheme, and who has expressed full support from the outset.

I look forward to hearing from you further.

Yours sincerely

David Fitzsimon