



GROUND'S OF APPEAL

Prepared on behalf of Cefn Park Developments Ltd

in support of a

Planning Appeal

against the refusal of outline planning permission for the

Proposed development of land for B1 light industrial and B2 / B8 industrial units including means of access and layout; illustrative strategic landscaping; with ecological, heritage and amenity (mitigation) zones

by Wrexham County Borough Council

on land at The Oaks, Oak Road, Wrexham Industrial Estate, Wrexham, LL13 9RG

April 2021

PINS Ref. APP/H6955/A/21/3273101

LPA Ref. P/2019/0877

Appellant Ref. J10-CPDL/GOA/RevA

THE GROUNDS OF APPEAL

The appellants Grounds of Appeal are set out below:

- o ***The proposal is consistent with Future Wales NDP (2021)***
 - o ***The proposal reflects the messages in Building Better Places (2020) and Prosperity for All (2017) documents***
 - o ***The proposal is consistent with Planning Policy Wales 11 (2021)***
 - o ***The proposal is considered to be consistent with TAN guidance; specifically, TAN5, TAN12, TAN15, TAN18, TAN23 and TAN24***
 - o ***The proposal is compliant and consistent with current Wrexham Unitary Development Plan, relevant Supplementary Planning Guidance Notes and the emerging LDP***
 - o ***Material planning considerations were not granted sufficient weight in reaching this decision which included mutually supportive economic and environmental benefits that will be delivered by this proposal***
 - o ***The proposal comprises sustainable development***
 - o ***That conditions and a s106 legal agreement (unilateral undertaking) can adequately provide control and surety over any issues of concern but importantly can serve to address issues of biodiversity net gain, environmental and heritage betterment***
-