

EVENT INVITE AND TEST EVENT INSTRUCTIONS**Town and Country Planning Act 1990****Appeal Ref: 3241654/3241655****Appeals by: J Tomlinson****Site Address: Lodge Farm, off Borrass Road, Commonwood, Holt,
Wrexham, LL13 9TE****JOIN THE TEST EVENT ON 5 May 2021 at 10 AM****TEAMS LINK TO TEST**[Click here to join the meeting](#)Administrator contact details: wales@planninginspectorate.gov.uk

Dear Sir/Madam

The Virtual event for this case will take place on **12 May 2021 at 10 am**. The date of the Accompanied Site visit will be discussed at the Virtual Event.

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

Main Issue in respect of both appeals

- effect of the developments on the living conditions of residents of neighbouring properties by reason of noise

and in respect of Appeal B

- the effect on highway safety

Topics for discussion are:

1. The nature of the proposed developments.
2. Consideration of the Statement of Common Ground in relation to noise, highway safety and policy matters.
3. Noise including:
 - Consideration of the various noise assessments submitted and exploration of the differences between the parties in respect of their results;
 - Examination of the results of the various assessments;

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

- Clarification of the effect of both proposals on nearby properties both individually and cumulatively;
 - Comparison with other similar noise generating developments in the local area; and
 - Consideration of the likely effect of draft Conditions 2 - 11 (as contained in the Appellant's Combined Statement of Case, Appendix 2) on the noise levels associated with both proposals.
4. Highway safety including:
- Confirmation of the existing visibility available at the access;
 - Consideration of the requirements imposed in respect of other developments at the farm;
 - Clarification of the visibility requirements in respect of the appeal proposals with regard to TAN 18 and Manual for Streets;
 - Examination of the visibility which could be achieved by improvements to the access;
 - Comparison with requirements imposed in respect of other developments at the farm; and
 - Land ownership and control of the visibility splay in perpetuity.
5. Conditions

Please note that no other matters will be discussed at the hearing and the Inspector will deal with all other matters on the basis of the written evidence.

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 – See top of invite for details. 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.

LPA Action

The LPA must notify, where required, interested parties of the date of the Hearing and include the following wording:

To take part in the virtual hearing, participants will need to have access to Microsoft Teams (via an app or web browser). The following link gives further information on how to use this.
<https://support.office.com/en-us/teams>.

If you wish to observe or take an active part in the event, please register your interest to wales@planninginspectorate.gov.uk no later than 2 weeks before the event. If actively participating please state your preference of Welsh or English.

The topics to be discussed at the hearing will be sent to you under separate cover, along with instructions on how to join the event

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 28 April 2021. 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*.

Your sincerely

Anne-Marie Shivers

Annex 1

Please see the attached [Guide to Participating](#) in a Planning Inspectorate 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](#)