

TEST EVENT INVITE AND INSTRUCTIONS**Town and Country Planning Act 1990****Appeals by J Tomlinson**

**Site Address - Lodge Farm, off Borrass Road, Commonwood, Holt,
Wrexham, LL13 9TE**

JOIN THE TEST EVENT ON – TUESDAY THE 05TH OF JANUARY 2021**TEAMS LINK TO TEST EVENT**[Click here to join the meeting](#)**Administrator contact details: events.wales@planninginspectorate.gov.uk**

Dear Sir / Madam

The Virtual Hearing for the above appeals will take place at 10:00 AM on Tuesday the 12th of January 2021.

The Matters the Inspector will explore at the Hearing are¹:

324 1654 (Appeal A) and 324 1655 (Appeal B)

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

1. The nature of the proposed developments.
2. Consideration of the Statement of Common Ground in relation to noise, highway safety and policy matters.

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

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;
 - 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

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. 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.

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.

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 Hearing will be sent out after the test event has taken place.

Please confirm your attendance at the test event by Monday the 21st of December 2020. 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

Rhys Rigby

Rhys Rigby

Swyddog Achos

Case Officer

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](#)