

Eich cyf / Your ref : P/2020/0673

Ein cyf / Our ref : 00/2020/0872

Dyddiad / Date : 13 November 2020

Rhif union / Direct dial : 01824 706727



Simon Greenland
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

Dear Sir / Madam

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (Wales) Order 2012

CAIS / 00/2020/0872
APPLICATION:

CYNNIG / Approval of reserved matters pursuant to outline planning permission P/2018/0053
PROPOSAL:
LLEOLIAD / Land at Ruabon Business Park, Ruabon, Wrexham (ref: P/2020/0673)
LOCATION:

Thank you for consulting us on the above named application which we received on the 2nd November 2020.

Our original comments on outline application P/2014/0021 (varied under consent P/2018/0053) related to the potential issues relevant to the Llangollen area, which is the nearest highly populated part of Denbighshire to the site. It is not considered that the scale of the proposed mixed use development would be of such a scale that would result in any significant effects on the commercial function of Llangollen. The proposed reserved matters for Phase 1 of the scheme, set out in application P/2020/0673 are in accordance with the description and scale of development approved in the original outline consent. Therefore, on this basis, we raise no objections and do not have any further comments on this application.

Yours sincerely

Georgia Crawley MPlan (Hons) MRTPI

Planning Officer