



The Planning Inspectorate Yr Arolygiaeth Gynllunio

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www.gov.wales/topics/planning

Mrs S Williams
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1GG

Eich Cyf/Your Ref: MIN P/2019/0627
Ein Cyf/Our Ref: APP/H6955/A/20/3244832

11 May 2020

Dear Mrs Williams,

Town and Country Planning Act 1990
Appeal by David Small
Site Address: Gwylfa , Ruthin Road , Bwlchgwyn , Wrexham , LL11 3UT

On 29 April the Chief Planner wrote to all local planning authorities in Wales to, amongst other things, set out the conditions in which unaccompanied site visits may be permissible. Before unaccompanied visits are undertaken the Chief Planner advises that the following must be considered:

- whether the purpose of the site visit could be achieved through other means
- whether the Coronavirus Regulations and guidelines on physical distancing issued under regulation 7A can be complied with and maintained while on site

The Chief Planner advises further that site visits must not be carried out by an officer who has coronavirus symptoms, however mild or undertaken to homes where anyone has coronavirus symptoms or is self-isolating. The updated advice from Welsh Government can be found [here](#)

Planning Inspectorate Wales will commence undertaking unaccompanied site visits but only where the above conditions are met. To protect our staff and others where access to a site is required appellants will be asked to unlock a gate but absent themselves during the visit. We will not conduct any visits where the Inspector needs to be accompanied or where access is required into or through a building.

The Inspector appointed by the Welsh Ministers to determine the above appeal(s) is

C MacFarlane BSc (Hons) MSc MRTPI

As part of the normal procedures, the Inspector will visit the site. Further to previous correspondence, we understand that the site can be adequately viewed without any need to gain access to private land. Therefore, the Inspector will visit the site unaccompanied by the parties.

Our aim is for the visit to be carried out no later than the week commencing 18 May 2020. However, the time and date on which the visit actually takes place will be at the discretion of the Inspector.

There is one formality to note about the unaccompanied site visit. All the arguments about the development should be made in the written representations to the Inspectorate. For this reason, if an Inspector is observed making the site inspection, they cannot discuss the case and must refuse any approach.

Yours sincerely,

Kelly Maskell

Kelly Maskell

Rydym yn Croesawu Gohebiaeth yn Gymraeg a Saesneg

We Welcome Communications in Welsh and English

NB: All further correspondence should be addressed to the case officer mentioned in the initial letter.