



27 December 2018

Wrexham County Borough Council
Highways and Assets Team
16 Lord Street
Wrexham
LL11 1LG

Dear Sir / Madam

land opposite Wilkinson Business Park, east side of Clywedog Road South, Wrexham Industrial Estate, Wrexham, LL13 9AE

APPLICATION FOR OUTLINE PLANNING PERMISSION : SERVICE OF NOTICE

I have the pleasure of enclosing the requisite Notice with regards the submission of an Outline Planning application, as required by the relevant Planning legislation.

This is undertaken, because today development proposals at the above address have been submitted to Wrexham County Borough Council, on behalf of First Investments Real Estate Management Ltd (FIREM); the owners of land at Wrexham Industrial Estate.

The reason for serving you with notice is that the red line of the application comprises a slither of land owned by the Council, which the applicants are proposing to include as part of the northern access into the site.

Should you have any queries with regard this please contact this office.

Yours sincerely

Justin Paul BA BTP MRTPI

Cc Wrexham County Borough Council (Planning)

Encs Notice

J10 Planning Ltd 1-3 Upper Eastgate Row Eastgate Row North Chester CH1 1LQ
Tel +44(0)1244 349 400 Fax +44(0)1244 349 402
post@j10planning.com www.j10planning.com

NOTICE TO BE SERVED ON AN OWNER * OR A TENANT **

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
TOWN & COUNTRY PLANNING (Development Management Procedure) (ENGLAND)
ORDER 2010
NOTICE UNDER ARTICLE 11/12 OF
APPLICATION FOR PLANNING PERMISSION & LISTED BUILDING CONSENT**

Proposed development at :

***land opposite Wilkinson Business Park, east side of Clywedog Road South, Wrexham
Industrial Estate, Wrexham, LL13 9AE***

Take notice that application is being made by :

Organisation : First Investments Real Estate Management Ltd

Applicant Name : Ms Jane Hetherington

Is applying to the : Wrexham County Borough Council

For Outline planning permission for (description of development) :

Proposed development of site for B1 light industrial units and B2/B8 industrial unit including means of access, scale of building and ecological mitigation zone with indicative details provided in relation to appearance, layout and landscaping.

Any owner* of the land or tenant ** who wishes to make representatives about this application should write to the Council at

Planning Services, 16 Lord Street, Wrexham, LL11 1LG

by : ***17/01/2019***

Signed :***Mr Justin Paul***.....

On behalf of : ***First Investments Real Estate Management Ltd***

Date : ***27/12/2018***

Statement of owner's rights: the grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights: the grant of planning permission for non-agricultural development may affect agricultural tenant's security of tenure.

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold, silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

ONCE COMPLETED THIS NOTICE IS TO BE SERVED UPON ANY KNOWN OWNER(S) OR TENANT(S) – under the terms of Certificate A or B having been completed as part of the application forms.