



27 December 2018

The Welsh Ministers  
c/o Director of Legal Services, Welsh Government  
Crown Building, Cathays Park  
Cardiff, CF10 3NQ

Dear Sir / Madam

**land to north side of Clywedog Road North, Wrexham Industrial Estate, Wrexham, LL13 9XN**

**APPLICATION FOR DETAILED PLANNING PERMISSION : SERVICE OF NOTICE**

I have the pleasure of enclosing the requisite Notice with regards the submission of a Detailed 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 some land owned by the Welsh Ministers, which the applicants are proposing to include as part of the northern access into the site. My clients lawyers (Stephen Lunt of DTM Legal) have been in correspondence with Martin Williams – the appointed surveyor at WG), who will be aware.

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  
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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 to north side of Clywedog Road North, Wrexham Industrial Estate, Wrexham, LL13 9XN***

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 Detailed planning permission for (description of development) :

***Proposed erection of a B2 / B8 industrial unit with associated means of access, servicing, parking and landscaping treatment with ecological mitigation zone.***

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.**