

Susan Davies

From: Sharon Williams
Sent: 06 November 2017 08:53
To: Susan Davies
Subject: FW: Planning Inspectorate APP/H6955/A/17/3182282: Land East of Tan y Bont, LL11 2EZ

Sue please place on file as appeal third party representations P/2016/0189

From: Rigby, Rhys [<mailto:Rhys.Rigby@pins.gsi.gov.uk>] **On Behalf Of** Wales
Sent: 02 November 2017 14:59
To: Guy Evans
Cc: Sharon Williams; Matthew Phillips
Subject: RE: Planning Inspectorate APP/H6955/A/17/3182282: Land East of Tan y Bont, LL11 2EZ

Prynhawn da Mr Evans.

Thank you for your E-Mail below in relation to the above appeal, the contents of which are noted and a copy of the E-Mail will be placed on file for the appointed Inspectors attention.

Whilst you are welcome to be represented at the Hearing, there will be no opportunity for any formal cross-examination to take place.

Diolch, Rhys
Planning Inspectorate Wales

From: Guy Evans [<mailto:guyevans@cassidyashton.co.uk>]
Sent: 02 November 2017 11:45
To: Wales
Cc: planning@wrexham.gov.uk
Subject: RE: Planning Inspectorate APP/H6955/A/17/3182282: Land East of Tan y Bont, LL11 2EZ
Importance: High

Dear Sir/Madam

Further to receipt of correspondence confirming that this appeal is to proceed via the hearing procedure and a provisional date of 14th February 2018 has been put forward for the date of the hearing, I write to clarify our position on the matter.

The appeal was originally lodged, requesting that it be dealt with by an Inquiry. In accordance with PINS own guidance, our view was that the application is of a scale and complexity to justify consideration through an inquiry, particularly as the main issues of five year housing supply and release of land from the Green Barrier are critical in its determination and requires detailed assessment and cross examination. Expert witnesses were intended to be called upon in respect of planning policy, landscape and visual and scheduled ancient monument impact. An inquiry would allow for the opportunity for expert witnesses to present appropriate evidence and allows for cross examination.

If the Planning Inspectorate is still minded to continue with the processing of this appeal via the hearing procedure, we would like to take this opportunity to notify them that the appellant will be represented at the hearing by Counsel and expert witnesses will be called upon accordingly.

The LPA have been copied in on this correspondence to make them aware of our position.

I would appreciate confirmation from you that the contents of this appeal are acknowledged and understood.

Regards

Guy

Guy Evans BSc (Hons) MSc MRTPI
Director
Chartered Town Planner



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From: wales@pins.gsi.gov.uk [<mailto:wales@pins.gsi.gov.uk>]
Sent: 20 October 2017 11:38
To: Guy Evans <guyevans@cassidyashton.co.uk>
Subject: Planning Inspectorate APP/H6955/A/17/3182282: Land East of Tan y Bont, LL11 2EZ

The Planning Inspectorate (England)
Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Planning Inspectorate (Wales)
Crown Buildings, Cathays Park, Cardiff, CF10 3NQ

<http://www.planningportal.gov.uk/planninginspectorate>
Twitter: [@PINSgov](https://twitter.com/PINSgov)

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