The Planning Inspectorate
Yr Arolygiaeth Gynllunio

Adeilad y Goron,
Parc Cathays,
Caerdydd, CF10 3NQ

Crown Buildings,
Cathays Park,
Cardiff, CF10 3NQ

Ffôn/tel: 029 2082 3859
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Phil.Smith@pins.gsi.gov.uk

www.gov.wales/topics/planning

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

Eich Cyf/Your Ref: P/2016/0712
Ein Cyf/Our Ref: APP/H6955/A/17/3173915

11 May 2017

Dear Mrs Williams,

Town and Country Planning Act 1990
Appeal by Mr & Mrs Simon Taylor
Site Address: Darland Lodge Bungalow, Darland Lane, Rossett, WREXHAM, LL12 0BA

I am writing to tell you that we propose to hold a hearing into this appeal at 10.00 on Tuesday 1st August 2017 at a venue to be arranged. We anticipate that the hearing will last 1 day.

We allow each party only one refusal of a hearing date, before we set a date, time and place for the Hearing. If you cannot accept the date offered, you may agree a reasonable alternative with the other party. However, as the availability of the Inspector is a crucial factor in this process, we would suggest that you contact us in the first instance, in order that we can indicate some available dates to which the hearing could be moved.

As Inspector availability can change quickly, we will let you know whether we can supply an Inspector for any date you agree between yourselves, but this date must meet with our general aim of deciding appeals quickly. Any negotiation of an alternative date must be concluded within one month from the date of this letter.

You can reply to me by email, telephone or letter. You should respond within 7 days of this letter, to inform us whether the proposed hearing date is acceptable, or if you are intending to negotiate an alternative hearing date with the other party.

I would be grateful if you could inform me of a suitable venue at which the hearing can be held in your response. If you feel more time is needed to check the relevant arrangements please contact us before this date.

You should not assume that the hearing date offered here is the one that will eventually go ahead. We will write to you again to confirm final arrangements.

Yours sincerely,

Phil Smith
Phil Smith

Rydym yn Croesawu Gohebiaeth yn Gymraeg a Saesneg *We Welcome Communications in Welsh and English*

NB: Only correspondence concerning the event date (and venue) should be addressed to the above room. All other correspondence should be addressed to the case officer mentioned in the initial letter.

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is - www.planningportal.gov.uk/planning/appeals/online/search