



1 July 2014

Philip Forster
Planning Officer
Development Control
Wrexham County Borough Council
16, Lord Street
Wrexham, LL11 1LG

BY EMAIL

Dear Philip,

**Ruabon Business Park Site Adjacent to A483, Ruabon, Wrexham
Planning Application Reference No. P/2014/0021
Proposed Amendment**

As you are aware, one of the fundamental planning principles underpinning the current planning application is the deliverability and viability of the proposed development in market terms. This is especially important to the future wellbeing and prosperity of the County Borough in circumstances where officers have accepted that the approved business park scheme is unviable and incapable of delivering the substantial number of jobs that the currently proposed development can offer and in the short-term.

The credibility of this scheme is reflected in the fact that we have recently received a firm expression of interest from Lidl, which has an outstanding requirement in the area as part of its network expansion programme. I have enclosed a copy of the letter issued by Lidl to this effect and would respectfully request that this be afforded the necessary degree of weight when you come to finalise your officer recommendation on this application.

The Lidl interest is, of course, conditional on planning permission being granted. It has identified this site for a new larger store format, which we are advised would be a first for Wales. The store would have a gross floor area of 2,312 m² and a net sales area of 1,421 m². This is marginally above the size of store currently proposed in our planning application (1,858 m² gross/ 1,300 m² net).

In light of the above, it is important that the current planning application provides for this requirement. This is especially so in circumstances where we are advised that the former Griflex site scheme is unsuitable for this purpose.

To this end, I am instructed to formally amend the planning application to this effect. In the first instance, we have revised the current illustrative masterplan drawing (now Drawing no. 2500-OP-20 Rev A) to show the extended store footprint (as enclosed) and we will shortly be issuing the Council with a supplementary retail statement, which would re-present the retail need case based on an assumed discount food retailer occupancy of the store.



Notwithstanding this, planning permission is continuing to be sought for an open Class A1 foodstore (with no restrictive conditions on occupancy and goods), but at the same time the applicant is willing to accept an associated planning obligation (to be secured under s106 agreement) requiring the site to be marketed to discount food retailers for a period of (X) months, and only if the marketing exercise fails to identify a discount food retailer can it then be offered to non-discount food retailers. This then would provide an appropriate planning mechanism to help secure the Lidl interest and potentially deliver a much needed first phase development on the site.

I trust this is all clear, but if there are any questions arising in the meantime, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Tim' followed by a stylized surname.

Tim Waters
Director
For and on behalf of RENEW Planning Limited

Encl.