

18 SEP 2009

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Dear Sirs

Re Land at Bryn Lane, Wrexham Industrial Estate, Wrexham

I refer to the above, our exchange of emails and meeting with Tony Goddard (Kingmoor Park) held on 7 September 2009. I comment as follows:

1. Policy

1.1 At our meeting we discussed at length the complexities of the Wrexham Unitary Development Plan (UDP) Policy E3 - particularly in relation to the fact that the site is outside the limits of Wrexham Industrial Estate, in the open countryside and therefore an 'exception policy' in the UDP. The policy seeks a site 'for a **major single user** employment project that requires a **site of over 30 hectares** that **cannot be accommodated on allocated employment land or employment land with planning permission.**' I have previously referred to the possibility of a favourable consideration for employment development only on the southern portion of the site. However, that position is not strictly in accord with Policy E3 - in terms of scale it is not a major single user proposal requiring a site of over 30 hectares.

1.2 Following our meeting I have discussed the matter internally and can confirm that to be able to support a proposal on the southern portion any submitted application must include **all** of the land covered by UDP Policy E3. This is in accord with my original comment in our meeting of July of last year. With reference to the plan that you left with me - to offset the cost of including the northern portion - it may be possible to provide increased employment development (albeit for a single user) on the land on the southern portion while providing more ecological mitigation on the land to the north. Obviously, this would require careful consideration and further detailed discussions in relation to the scale of

any additional development and retention / compensation of existing habitat and possible creation / replacement habitat. I am mindful of the fact that this site / policy has not been retained within the emerging Local Development Plan

- 1.3 It also remains that the last part of policy E3 requires compliance. It is agreed that information was submitted in support of the original proposal. As you are aware, particular concern was raised regarding the availability or otherwise of the former Firestone site now in the ownership of the Welsh Assembly Government. Despite this I feel that if the information is resubmitted, the beneficial development of the site in accord with the principles I detail in this letter outweighs this uncertainty.

2. Supporting Information

- 2.1 I agree that it will be necessary to update the reports submitted in support of the original planning application. I accept that this could be achieved by the submission of the original reports with a covering letter from the authors either confirming that the findings remain the same for the reduced 'built development' aspect of the application or adding 'supplemental' information where required. This would not apply to the ecology reports, particularly in relation to the complex ecological mitigation which will require further consideration as detailed above. As you have already stated, the Transport Assessment and Design and Access Statement will both have to be revised.

3. Single User only

- 3.1 I refer to our discussions regarding the possibility or otherwise of attaching a personal condition. I can confirm that this will not be the case. However, should there be a favourable consideration of the proposal any planning permission will be subject to the applicant / owner entering into a s106 agreement restricting the use of the land to a single user. This will ensure that the site is only developed in accord with UDP Policy E3.

I trust that this helps you in advising your client. It should be noted that the comments made above are those of an officer of the Council and in no way can they to be a guarantee that planning permission will be given. Should you require any further information or explanation please do not hesitate in contacting me.

Yours sincerely,



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for **Chief Planning Officer**