Philip Moren BA(Hons) MRTPI
Planning Consultant &
Technical Author
11 Bishop's Walk
Llangollen
LL20 8RZ

T: 07778 485987
E: pm@planning-expert.com
W: www.planning-expert.com

Wrexham County Borough Council
Planning Service,
16 Lord Street,
Wrexham,
LL11 1LG

[redacted]

My Ref:

5 May 2026

Sent via the Planning Portal

Dear Sir or Madam

PEN-Y-MAES FIELDS, TREFECHAN, PEN-Y-CAE, WREXHAM LL14 1UE
APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE (LDC) – EXISTING USE

Further to the application I submitted today via the Planning Portal, I would be grateful if you would note the following.

The application is supported by a comprehensive Planning Statement, which summarises relevant planning legislation, case law and government guidance, and discusses the evidence that is set out in 10 appendices to the statement. Because this exceeds the Planning Portal's file size limits, it has had to be split into 2 documents, with the first comprising the discussion and Appendices A to D inclusive, and the second the remaining appendices (E to J inclusive).

The Planning Statement has been compressed from its original and redacted in places. It includes redacted copies of 2 sworn affidavits. [redacted].

[redacted]

Should you require any further information or wish to discuss the application, please do not hesitate to contact me.

Yours faithfully

Philip Moren

Chartered Town Planner