



Image Courtesy Of FPCR

# CASE STUDY

## Expert Witness – Planning

**CLIENT:**  
Gladman Developments  
Limited.

**SITE:**  
Former Dennis Ruabon  
Brickworks, Wrexham.

Following the refusal of outline planning permission for up to 300 dwellings, Class A1, B1, B2 & B8 development Hourigan Connolly were appointed to provide expert witness services in relation to planning matters for an appeal that was heard by way of a Public Inquiry.

The appeal was subsequently recovered by the Welsh Ministers.

Whilst the proposals were contrary to the provisions of the adopted Development Plan we were able to demonstrate that other significant material

considerations outweighed this conflict.

The appeal was subsequently allowed and planning permission was granted in November 2016.