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Planning Statement

Application: Lawful Development Certificate, existing use B2 general industrial.

Address: Penley Mill, Lion Lane, Penley, Wrexham, LL13 0LY

Planning Ref: PP-13649199

Author: DS

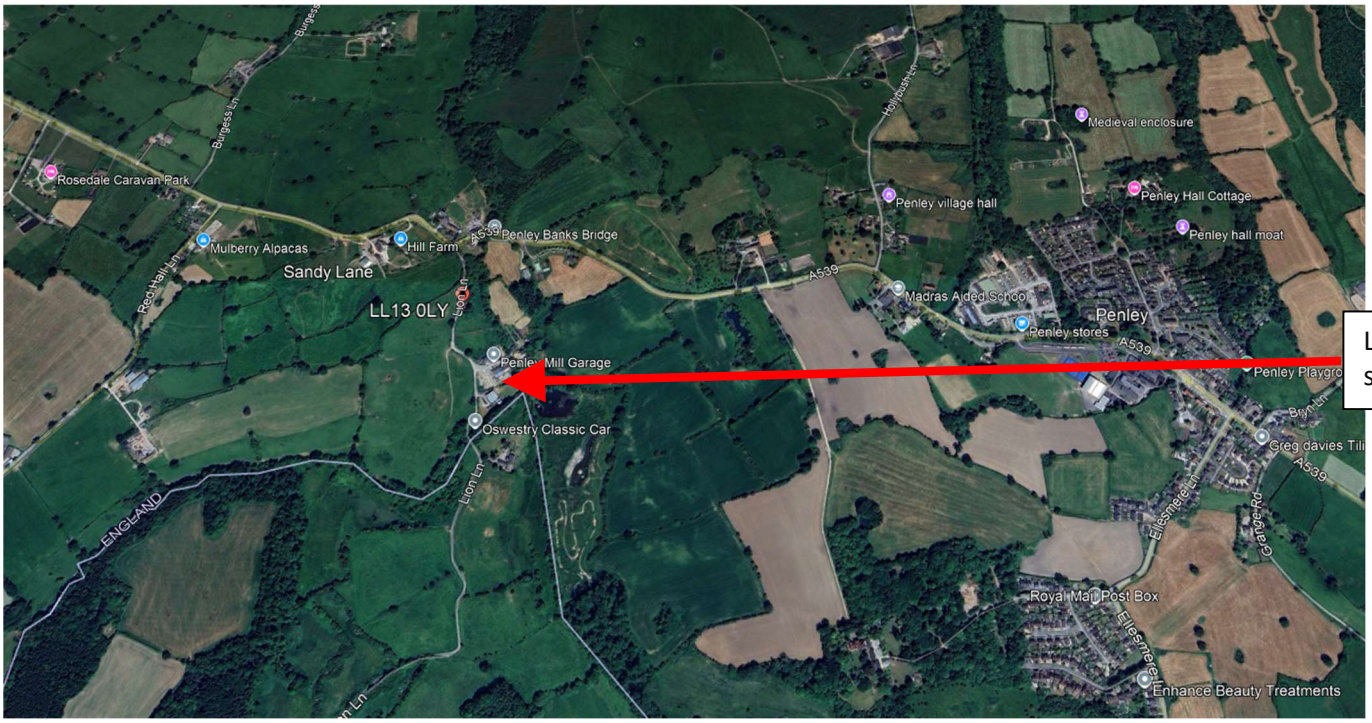
Version: A

Introduction

This document is submitted as a Planning Statement in support of the above planning application for the Lawful Development Certificate for the existing use of B2 general industrial at Penley Mill, Lion Lane, Wrexham. It seeks to provide clarity and confirmation of the existing use.

Location

The site is located within the catchment of the village of Penley around 9 miles South East of the city of Wrexham.



Existing Site Description

The site comprises an existing steel framed industrial building and hard standing yard areas. Bounded to the East by Lions Lane and to the West by a small brook. To the North is Penley Mill garage and to the South MFD Capacitors (1991).

The entire area of the site, Penley Mill Garage and MFD Capacitors (1991) is industrial in nature.

Past and Current Use

The site has been used for industrial purposes from as long ago as the late 1960's and over the years has changed very little in its use and appearance. Satellite mapping imagery dating back clearly to 1999 shows the site very much in its current use and form.

Initially the site and buildings were occupied by a car repair/restoration business which continued to occupy the site until moving to the area to the North of the application site known as "Penley Mill Garage" where it still occupies today.

At the time when this business relocated part of the building was then used for storage purposes whilst MFD Capacitors (1991) occupied the other part for use as an environmental test lab, as well as industrial assembly work. In 2004 MFD purchased the site and occupied it in its entirety up until 2020 when it was taken over by Oswestry Classic Car and used as a workshop for restoration and repair of classic cars as it is today.

Letters provided in support of the LDC by past and present occupants/neighbours confirm the accuracy of the above.

Summary

Given the detailed history for the site provided along with the supporting letters and corresponding satellite imagery it is respectfully requested that the application for Lawful Development Certificate existing use B2 general industrial be approved and the lawful use confirmed.