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Application for a Lawful Development Certificate for an Existing Use or Operation or Activity, including those in breach of a planning condition

Town and Country Planning Act 1990: Section 191 as amended by Section 10 of the Planning and Compensation Act 1991; Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Penley Mill, Warehouse At

Address Line 1

Lion Lane

Address Line 2

Penley

Town/city

Wrexham

Postcode

LL13 0LY

Description of site location (must be completed if postcode is not known)

Easting (x)

340467

Northing (y)

339917

Description

Applicant Details

Name/Company

Title

Mr

First name

Goerg

Surname

Mellitzer

Company Name

G M Engineering

Address

Address line 1

Penley Mill, Warehouse At Lion Lane

Address line 2

Penley

Address line 3

Wrexham

Town/City

Wrexham

Country

Postcode

LL13 0LY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Dominic

Surname

Saywell

Company Name

Batemann Architectural Design Ltd

Address

Address line 1

45 Wrexham Rd

Address line 2

Address line 3

Town/City

Whitchurch

Country

United Kingdom

Postcode

SY13 1HS

Contact Details

Primary number

***** REDACTED ******

Secondary number

Email address

***** REDACTED ******

Reason for Lawful Development Certificate

Which category describes the existing use or operation or development for which the certificate is sought

- [x] An existing use
- [ ] An existing operation
- [ ] An existing use, operation or activity in breach of a condition

Being a use, operation or activity in effect on the date of this application

If Yes, to either 'an existing use' or 'an existing use in breach of a condition', please state which one of the Use Classes of the Town and Country Planning (Use Classes) Order 1987 (as amended) the use relates to

B2 - General industrial

Description of Existing Use, Operation or Activity

Please describe the existing uses, building works or activities for which you want a lawful development certificate. Where appropriate, show to which part of the land each use building works or activity relates

General industrial activities/storage. The buildings and site have been used for varying industrial activities/storage over the past 40-50 years initially restoring/repairing cars moving onto industrial uses relating to the previous occupants MFD Capacitors (1991) and again more recently back to restoration/repairing classic cars.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- [x] The use began more than 10 years before the date of this application
- [ ] The use, building works or activity in breach of condition began more than 10 years before the date of this application
- [ ] The use began within the last 10 years, as a result of a change of use not requiring planning permission, and there has not been a change of use requiring planning permission in the last 10 years
- [ ] The building works (for instance, building or engineering works) were substantially completed more than four years before the date of this application.
- [ ] The use as a single dwelling house began more than four years before the date of this application
- [ ] Other - please specify (this might include claims that the change of use or building work was not development, or that it benefited from planning permission granted under the Act or by the General Permitted Development Order).

Is the certificate being sought for a use, operation, or activity in breach of a condition or limitation?

- [ ] Yes
- [x] No

Please state why a Lawful Development Certificate should be granted

The site/buildings have been continuously used for general industrial purposes for circa 50 years without interruption. The site can clearly be seen as industrial use from current and historic satellite imagery dating back to at least 1999 with very little change over the past 26 years of high clarity mapping which is backed up by the letters provided by the past and current occupants.

Information in support of a Lawful Development Certificate

When was the use or activity begun, or the building works substantially completed (date must be pre-application submission)?

01/01/1970

In the case of an existing use or activity in breach of conditions has there been any interruption?

◯ Yes
⊘ No

In the case of an existing use of land, has there been any material change of use of the land since the start of the use for which a certificate is sought?

◯ Yes
⊘ No

Residential Information

Does the application for a certificate relate to a residential use where the number of residential units has changed?

◯ Yes
⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

⊘ Yes
◯ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED ******

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Email correspondence/call discussing the use/LDC.

Date (must be pre-application submission)

18/11/2024

Details of the pre-application advice received

Discussions confirming previous use however LDC required to confirm it.

Interest in the Land

Please state the applicant's interest in the land

- [x] Owner
- [ ] Lessee
- [ ] Occupier
- [ ] Other

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

Do any of these statements apply to you?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Lawful development: Existing use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Dominic Saywell

Date

18/12/2024