Planning Service
16 Lord Street
Wrexham LL11 1LG

Telephone: 01978 298994
E-mail: planning@wrexham.gov.uk
Web: www.wrexham.gov.uk/planning

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Y Gwasanaeth Cynllunio
16 Stryt yr Arglwydd
Wrecsam LL11 1LG

Llinell Gymorth: 01978 298994
E-bost: planning@wrexham.gov.uk
Gwe: www.wrexham.gov.uk/planning

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

Ruabon Business Park Site

Address Line 1

Adjacent to A483

Address Line 2

Ruabon

Town/city

Wrexham

Postcode

LL14 6TE

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

Easting (x)

329812

Northing (y)

343174

Description

Applicant Details

Name/Company

Title

Mr

First name

David

Surname

Wilkinson

Company Name

Pure Residential and Commercial Ltd

Address

Address line 1

C/O Agent

Address line 2

5 Portal Business Park

Address line 3

Eaton Lane

Town/City

Tarporley

Country

Postcode

CW69DL

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

Steven

Surname

Grimster

Company Name

Grimster Planning Ltd

Address

Address line 1

5 Portal Business Park

Address line 2

Eaton Lane

Address line 3

Town/City

Tarporley

Country

Postcode

CW6 9DL

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

- ◯ 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

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

A lawful material commencement of the development of Phase 1 (132 no. dwellings), as approved under Planning Permission Reference P/2018/0053 and Reserved Matters Reference P/2020/0673, on Tuesday 25th February 2025 comprising the installation of a part foundation to the corner of plot 1, as confirmed in the enclosed ICW Building Control Inspection Report and Building Control Initial Notice. The location of the lawful material commencement of works is shown on Drawing Ref. 19126 (PL) 030M “Proposed Phase 1 Masterplan, PLOT 1 PART FOUNDATION POUR 25.02.25” as submitted.

Grounds for application for a Lawful Development Certificate

Under what grounds is the certificate being sought

- ☐ 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).

If the certificate is sought on 'Other' grounds please give details

Development was approved under Planning Permission Ref.'s P/2018/0053 and P/2020/0673, and following the approval of all pre-commencement planning conditions by Wrexham Council insofar as they relate to Phase 1 (132 no. dwellings), allowing for a lawful material commencement of development of Phase 1.

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

- ◯ Yes
- ⊘ No

Please state why a Lawful Development Certificate should be granted

A lawful material commencement of the development of Phase 1 (132 no. dwellings), as approved under Planning Permission Reference P/2018/0053 and Reserved Matters Reference P/2020/0673, on Tuesday 25th February 2025 comprising the installation of a part foundation to the corner of plot 1, as confirmed in the enclosed ICW Building Control Inspection Report and Building Control Initial Notice. The location of the lawful material commencement of works is shown on Drawing Ref. 19126 (PL) 030M “Proposed Phase 1 Masterplan, PLOT 1 PART FOUNDATION POUR 25.02.25” as submitted.

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)?

25/02/2025

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

Date (must be pre-application submission)

04/03/2025

Details of the pre-application advice received

Advice on whether an LDC was the appropriate route, and the information to be submitted

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

Steven Grimster

Date

05/03/2025