



23 February 2024

Wrexham County Borough Council
Economy & Planning
Development Management
Guildhall
Wrexham
LL11 1AY

Dear Sir / Madam

Maelor Works, Cross Lanes, Wrexham, LL13 0UW

Application for Lawful Development Certificate for an Existing Use relating to the industrial use of the site for B1 offices, B2 general industrial, B8 storage and distribution, D1 training and sui generis uses; so as to cumulatively be classified as previously developed land and a brownfield site

PLANNING PORTAL REF. PP-12793951

I have the pleasure of submitting an LDC application on behalf of my client Clover Industrial Investments Ltd that today has been submitted online via the Planning Portal.

The basis of the LDC application is that the use of the area edged red (PLAN 2007-000 Rev D – Core Document ref **CD1**) is lawful because the use activities have been undertaken for a period of in excess of 10 years since 1991 and that the site comprises previously developed land.

In the light of the recent decision (ref. P/2023/0121 dated 21 December 2023) legal advice has been sought and I would refer you to the accompanying letter from Kathryn Lucas of the Environment Practice (dated 9 February 2024) which provides some helpful direction on how the application ought to be determined to avoid the risks associated with any appeal procedure and thereby remove the potential for a costs application being considered.

The last application was submitted in March 2023 and took the Authority almost 10 months to determine. The applicant does not wish to see a repeat of that timescale (or indeed the negative decision) and so would invite the Authority to engage with his team to prevent any errors this time around. The applicant wishes to work positively with the Authority and with this in mind we would like to suggest a meeting is arranged where we might usefully discuss the proposal prior to its determination – please kindly suggest a suitable time when this might take place.

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We noted that in the Officers delegated report for P/2023/0121 it as mentioned that :

"Furthermore, it is noted that planning application ref: P/2023/0422 is currently pending consideration by the Local Planning Authority. The application proposes the retention of a B1 and B8 use within 'Area I' of this LDC application. The planning application has been submitted by the same applicant and agent as this LDC application, and the planning application form submitted as part of P/2023/0422 confirms that the B2 use put forward as part of the LDC application ended in 1992. It is therefore considered that contradictory information has been submitted, and the lawful uses of the application site remain ambiguous."

The applicant's position on this is quite straightforward and simple in that the LDC application is clear on the pattern of uses forming part of the planning unit and is clear that the B2 use within this particular area ceased in 1992. There have been B2 uses within other areas of the site; all of which represent part of the pattern of continuous industrial use and that the entire site comprises previously developed land.

In the meantime, the submission comprises the following items:

1. A payment for **£460** : this being the fee payable for the development based upon the development proposed.
2. The completed Application form.
3. Affidavits (statutory declarations) (Messrs Collier, Davies and Lewis).
4. A series of plans and documents (as identified in the supporting statement) that provide associated evidence.
5. A supporting statement that summarises the position being presented.
6. A legal letter directing the Authority on the correct procedure and approach to determination

Due to the size of material evidence and the Welsh Planning Portal 5mb limit capacity the vast amount of supporting material has been issued under separate cover via a SHAREPOINT link sent to your planning admin. team email address.

In the meantime, I look forward to receiving your acknowledgement and notification that this application has been safely received and duly registered as being valid at your very earliest convenience and also look forward to agreeing a date when we can meet to discuss this matter. Please contact me at any time on either the office number or my mobile (07971 446630) should you need me to clarify any particular aspect of this application. I look forward to hearing from you.

Yours sincerely


Justin Paul BA BTP MRTPI

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