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Planning Statement



Statement prepared for:

Offices at Maverick Diagnostics, Longfield Cottage, Buck Road, Commonwood, Holt, Wrexham, LL13 9TF.

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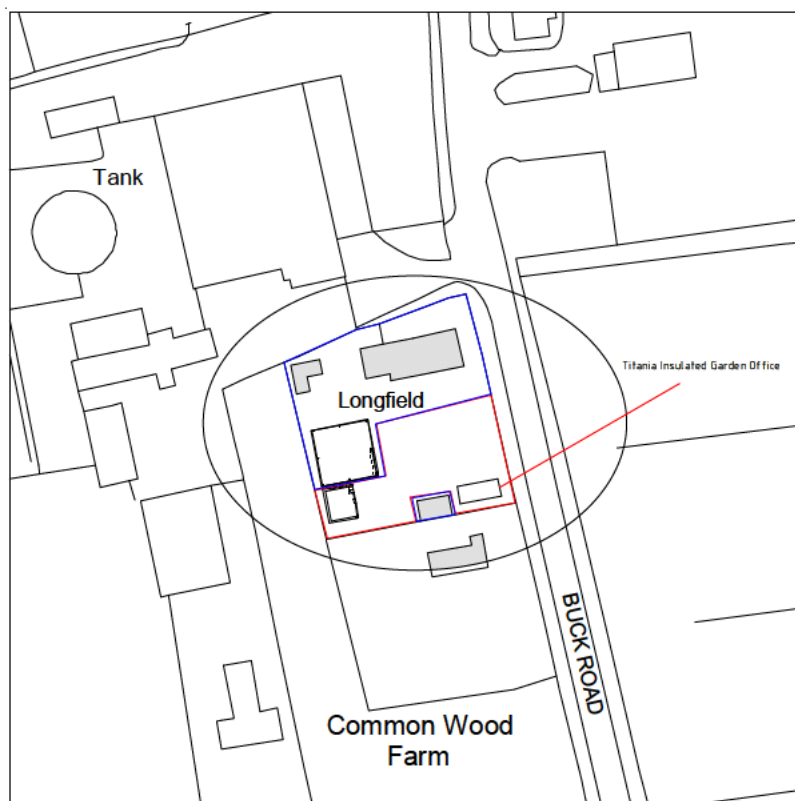
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1.0 Brief

- 1.1** This planning statement was produced by Blueprint Architectural Services on behalf of to support the application at the property.
- 1.2** The purpose of this document is to apply for retrospective planning on two number detached office structures.
- 1.3** The Titania Insulated Garden Office located to the southeast boundary of the site, is a package office system for straight forward assembly. An insulated garden office is a manufactured building that is completely detached.

2.0 Boundary

- 2.1** The existing boundary and access is to remain as existing.
- 2.2** As shown on the site plan provided below, land owned by the client is outlined in blue, the application site is identified in red.
- 2.3** The existing access has been used to gain access to the site for a number of years with no evidence of highways safety concerns raised.



2.0 Site Plan

3.0 Maverick Diagnostics

- 3.1** The specified offices are identified on the site plan provided. Office one is located to the southwest boundary of the site, and the Titania insulated garden office is located to the southeast of the boundary.
- 3.2** Maverick Diagnostics is a company that provides diagnostic tools and technical support to automotive workshops. They support all dealer diagnostics tools in the market.
- 3.3** The company offers online dealer diagnostic solutions.

4.0 Conclusion

- 4.1** We feel this application for the site and Maverick Diagnostics company should be looked favourably upon and granted permission as we feel there is no justifiable reasons for refusal.
- 4.2** The site has been utilised for this purpose for some time and should be fully supported by the Local Authority.

Document prepared by:

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On behalf of Blueprint Architectural Services