



2 March 2023

Wrexham County Borough Council
Planning Services
16 Lord Street
Wrexham
LL11 1LG

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-11749501

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 1996 and that the site comprises previously developed land.

The submission comprises the following items:

1. A payment for **£460** to the Planning Portal - this being the fee payable for the development based upon the development proposed.
2. The completed Application form.
3. Witness Statements of Truth (Messrs Collier and Davies).
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.

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I would kindly request that Officers positively determine the proposals expeditiously within the standard 8-week time period.

For the purposes of the consultation and determination period we consider that the application is duly submitted as of today's date and meets the requirements set out in Article 22(3) of the DMPO 2012 (as amended) and as such should be treated as being "valid upon the date of receipt"; as such any 21-day consultation period, and likewise the determination period, runs from today's date.

Due to the size of material evidence and the 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.

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

A handwritten signature in blue ink, appearing to read 'Justin Paul', with a stylized flourish at the end.

Justin Paul BA BTP MRTPI

Cc S O'Grady
planningapplications@wrexham.gov.uk