

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	LANDBANK MANAGEMENT LTD	Code Number	BRO P /2022 /0643
Agent	EMERY PLANNING CAROLINE PAYNE UNIT 1-4 SOUTH PARK BUSINESS COURT HOBSON STREET MACCLESFIELD SK11 8BS	Date Received	11/07/2022 04/10/2022
		Decision Date	

Town and Country Planning Act, 1990
Section 191 (as amended)

Certificate of Lawfulness of Existing Use or Development

, DISUSED ACCESS ROAD, OAKFIELD COURT, NEW BROUGHTON, WREXHAM, , LL11 6ER
TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER DEFNYDD PRESENNOL O DIR AR GYFER CYNWYSYDDION STORIO MASNACHOL (DOSBARTH B8) A PHRESWYL (DOSBARTH C3) / LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE OF LAND FOR STORAGE CONTAINERS AND COMMERCIAL (CLASS B8) AND RESIDENTIAL (CLASS C3) STORAGE

The Wrexham County Borough Council hereby **certifies** that on 11/07/2022 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason(s):

The operations were carried out for more than 10 years prior to 11 July 2022 and the storage container has been sited on the land for more than 4 years prior to 11 July 2022

Lawful development for the use of storage containers and commercial and residential storage as outlined in the submitted documents.

In reaching this decision the Council has had regard to the following:

The supporting documentation supplied by/on behalf of the applicant(s).


Signed:

Dated: 04/10/2022

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Notes:

1. This Certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act (as amended).
2. It certifies that the use/operations specified above would be lawful on the land specified on the date specified and would therefore not be liable to enforcement action under Section 172 of the Act on that date.
3. This Certificate applies only to the matter(s) described above. Any matter(s) which is/are materially different to that/those described or on any other land may render the owner/occupier liable to enforcement action.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm