

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	MR NATHAN CUNNINGHAM URBAN DEVELOPMENTS AND CONSTRUCTION LTD	Code Number	ROS P /2021 /0293
Agent	APPLETON DEELEY PLANNING AND LANDSCAPE MR DAVID HORTON 564 PENSBY ROAD THINGWALL WIRRAL CH61 7UE	Date Received	22/03/2021
		Decision Date	09/07/2021

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

Certificate of Lawfulness of Existing Use or Development

**GAMFORD HOUSE, GAMFORD LANE, ROSSETT, WREXHAM, , LL12
0EW**

**TYSTYSGRIF DATBLYGU CYFREITHIOL - DEFNYDD PRESENNOL -
DEFNYDD CYMYSGOL YN CYDYMFFURFIO AMAETHYDDOL,
DOSBARTH B2, DOSBARTH B8, IARD GWEITHREDWR HAULAGE A
BUSNES HAULAGE GYDA'N GILYDD A DIRPRWY CYNNAL A CHADW
HGV (SUI GENERIS) / LAWFUL DEVELOPMENT CERTIFICATE -
EXISTING USE - MIXED USE COMPRISING OF AGRICULTURAL, CLASS
B2, CLASS B8, HAULAGE OPERATOR'S YARD AND HAULAGE
BUSINESS TOGETHER WITH ANCILLARY HGV MAINTENANCE DEPOT
(SUI GENERIS)**

The Wrexham County Borough Council hereby **certifies** that on 22/03/2021 the uses referred in Schedule 1 in respect of the land referred to in Schedule 2 would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason(s):

REASON(S)

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

The uses have taken place for a minimum period of 10 years prior to the date of this decision.

SCHEDULE 1

Mixed use of land and buildings for agriculture, Class B2 (General Industry), Class B8 (Storage and Distribution) and Sui Generis use comprising of a

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haulage operator's yard with ancillary Heavy Goods Vehicle maintenance depot.

SCHEDULE 2

Land and buildings at Gamford House, Gamford Lane, Rossett LL12 0EW as shown edged in red on the plan appended to this Certificate.



Signed:

Dated: 09/07/2021

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Notes:

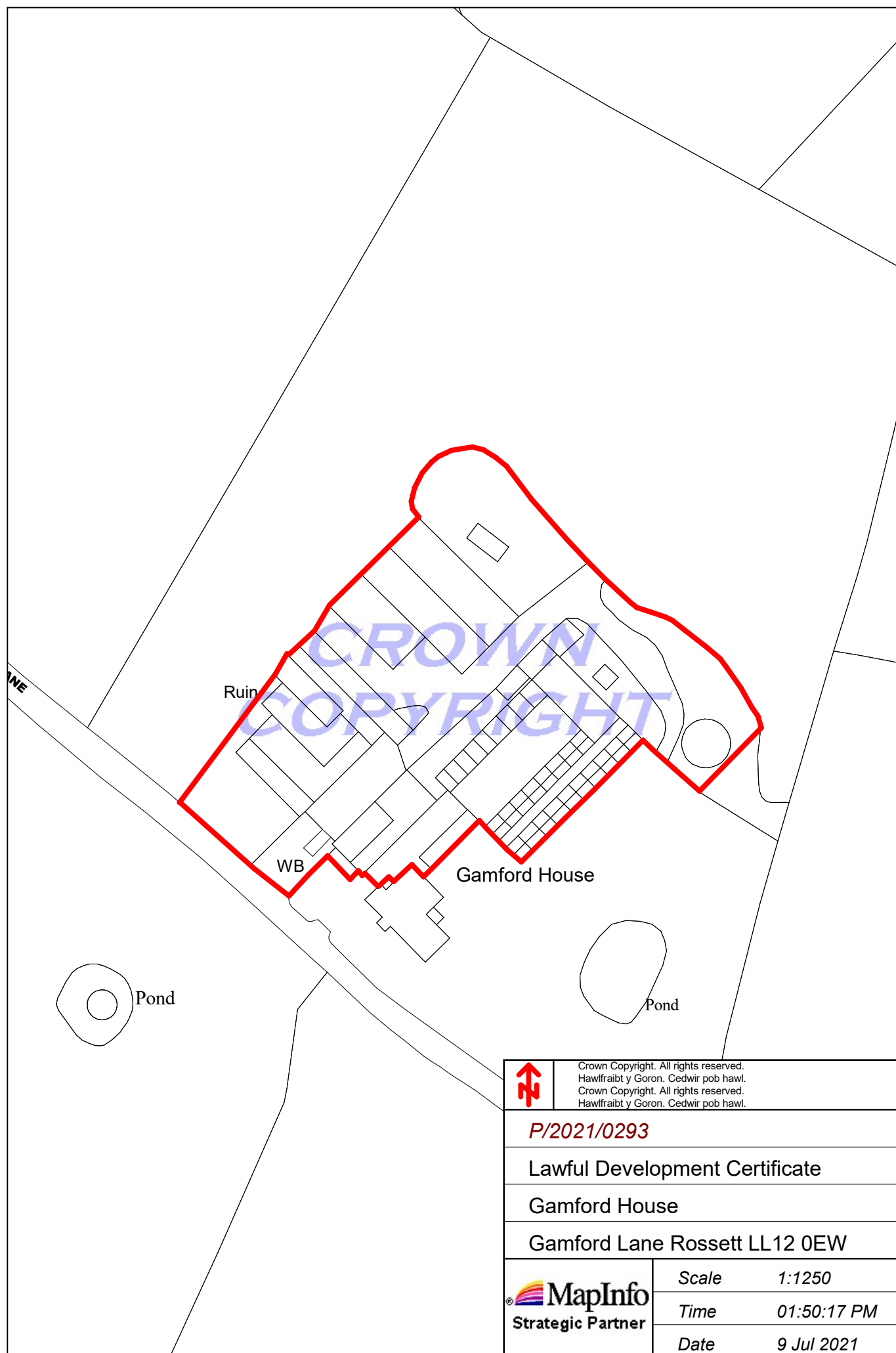
1. This Certificate is issued solely for the purposes of Section 191 of the Town and Country Planning Act (as amended).
2. It certifies that the use/operations specified above would be lawful on the land specified on the date specified and would therefore not be liable to enforcement action under Section 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.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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



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P/2021/0293

Lawful Development Certificate

Gamford House

Gamford Lane Rossett LL12 0EW



Scale	1:1250
Time	01:50:17 PM
Date	9 Jul 2021