File Ref: CP484.LDC – Wrexham Storage
Date: 6th August 2025

Planning Department
Wrexham County Borough Council
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Dear Sirs,

Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition - Town and Country Planning Act 1990: Section 191 as amended by section 10 of the Planning and Compensation Act 1991.

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

We are instructed by of Wrexham Storage in respect of regularising a lawful use at Alyn Industrial Estate, Cefn-Y-Bedd, Wrexham, LL1 9YG under the relevant Acts and Order outlined above.

This application is made online via Planning Applications Wales and this letter accompanies the form and submitted documents referenced, whilst also summarising the matter at hand and providing additional support to the application, especially with regards to the reason and justification why a Lawful Development Certificate should be granted by the Council.

This application is accompanied by this statement together with:

- Exhibit A forming the Location Plan and Block Plan; and
- Exhibit B comprising historical dated aerial photographs.

In accordance with Section 28 of the Order, the 'Site' address to which this application relates is provided on the first page of the application form and is defined on the Location and Block Plans.

The category under which the Certificate is being sought is for an existing use of a building as a single residence with garden, a description of which is also provided.

The grounds under which the Certificate is being sought is due to the location and occupation of the building for more than 10 years prior to the application being submitted. In expanding upon this position further, evidence is provided in the form appropriate aerial photographs dating from 2006.

To summarise, the site and property were purchased on the 10th April 2003 by the Applicant with the clear and obvious intention to utilise the buildings and associated land in accordance with

their established and ongoing business. At that time only the business was active and any activity was duly associated with this use.

The Applicant imported a demountable building onto the site for use as a permanent residence in 2005 and has resided there ever since - a period of around 18 years.

To support the Appellant's position, we have examined historical aerial imagery for the site. To this end images have been obtained from Google Earth Maps which provide detailed aerial imagery of the site at various dates, since the Appellant's ownership, and these accompany this submission, where available. The detail and relevant dates can be cross checked against the plans contained on Google Earth Professional.

Essentially, an image dated from 2006 demonstrates that, at that time, the building has been occupied. Evidence for this is that its curtilage had been laid out as a garden with paths and a patio area. Subsequent images from 2009, 2018 and 2023 demonstrate that this has endured with the building and garden being a constant presence over that time.

It is clear from the evidence set out in the aerial images that the use started shortly after the purchase of the site in April 2003 and has been in continuous use as a dwelling throughout and thus establishing a legal use, having been present and unencumbered for a period of more than 10 years, prior to any contact or questions being raised by the Local Planning Authority.

In coming to such a decision, it is recognised that the applicant is responsible for providing sufficient information to support this application and it is our contention that this letter and the evidence referred to that accompanies the application clearly provides this. As such, we consider that the applicant's evidence is sufficiently precise and unambiguous to justify the grant of the Certificate being applied for, on the balance of probability.

We, therefore trust the Council has all it needs to consider this matter and to duly issue a Lawful Development Certificate. However, if any further information is required or an officer from the Council wishes to visit the site in question then I would request that you do not hesitate in contacting us.

Yours faithfully,

Director
Concept Town Planning Ltd.