

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 SEAN O'GRADY CLOVER INDUSTRIAL INVESTMENTS LTD	Code Number	SES P /2023 /0120
Agent	J10 PLANNING JUSTIN PAUL 2 WREXHAM ROAD CHESTER CH4 7QR	Date Received	02/03/2023
		Decision Date	21/12/2023

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

Certificate of Lawfulness of Existing Use of Development

MAELOR WORKS, MARCHWIEL, WREXHAM, LL13 0UW

TYSTYSGIF DATBLYGIAD CYFREITHLON AR GYFER DEFNYDD
PRESNNOL - B1 (SWYDDFEYDD), B2 (DIWYDIANNOL CYFFREDINOL) A
B8 (STORFA A DOSBARTHU) / LAWFUL DEVELOPMENT CERTIFICATE
FOR EXISTING USE B1 (OFFICES), B2 (GENERAL INDUSTRIAL) AND B8
(STORAGE AND DISTRIBUTION)

- Tree and Woodland Strategy 2016 - 2026

The Wrexham County Borough Council hereby **refuses to certify** that on 02/03/2023 the above mentioned development 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)

1. The evidence and information submitted in support of the application is insufficient and too ambiguous to demonstrate that on the balance of probability, the B1, B2 and B8 uses as claimed have been prevailing on-site for at least the last ten years continuously.



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

Dated: 19/12/2023

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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