

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

Reference P/2024/0176

Agent J10 PLANNING
JUSTIN PAUL
2 Wrexham Road
Chester
CH4 7QR

Date Received 23/02/2024

Decision Date 01/10/2026

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

Certificate of Lawfulness of Existing Use or Development

MAELOR WORKS CROSS LANES WREXHAM LL13 0UW

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER DEFNYDD PRESENNOL
– DEFNYDD TIR AR GYFER DOSBARTH B1 (SWYDDFEYDD), B2 (DIWYDIANT
CYFFREDINOL), B8 (STORFA A DOSBARTHU), D1 (HYFFORDDIANT)

LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE – USE OF
BUILDING FOR CLASS B1 (OFFICES), B2 (GENERAL INDUSTRIAL), B8
(STORAGE AND DISTRIBUTION), D1 (TRAINING)

The Wrexham County Borough Council hereby **refuses to certify** that on
23/02/2024 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)

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1. The Local Planning Authority is not satisfied, on the balance of probability, that the use or uses described in the application were lawful at the date of the application for the purposes of section 191 of the Town and Country Planning Act 1990. The evidence submitted does not demonstrate, with sufficient precision and clarity, either that the red-line site benefits from a single lawful mixed or composite use comprising the claimed office, industrial, storage/distribution and training uses, or that the individual areas/parcels within the site benefit from independent lawful uses as separate planning units. The evidence indicates that the site historically operated as a gasworks/energy-utility operational site, with office, workshop, storage, training and parking activities ancillary or incidental to that main use. The applicant has not demonstrated that those activities became independent lawful uses, or that any mixed/composite use of the site accrued and survived without material change, abandonment, formation of new planning units or other loss of any existing use right. Following the sale/subdivision of parts of the site and occupation by new businesses from around 2020, the evidence indicates the creation of new planning units and/or material changes of use which have not existed for the requisite period. Nor is the information sufficiently precise to enable the Local Planning Authority safely to issue a certificate in a modified or substituted form. The application is therefore refused.

Ian Jones

Prif Swyddog, Economi a Chynllunio
Chief Officer, Economy and Planning

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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