

Planning
South Derbyshire District Council
Civic Offices
Civic Way
Swadlincote
Derbyshire
DE11 0AH

Date: 01 October 2021

Our ref: 62983/01/JK/JTh/20185231v1

Your ref: PP-09795531

Dear Sir/Madam,

Certificate of Proposed Lawfulness Pursuant to Land at the former Montracon Site, Sun Street, Woodville

On behalf of F Brazil Reinforcements Ltd ("the applicants"), please find enclosed an application for a Certificate of Lawfulness for Proposed Use or Development under Section 192 of the Town and Country Planning Act 1990 at the former Montracon Site, Sun Street, Woodville.

It is our client's aspiration to utilise the land at the above site for the prefabrication of reinforced steel products and their subsequent storage and distribution for use in the construction and transport industry (notably HS2).

Accordingly, this application seeks a Certificate of Lawfulness to confirm that the proposed use of the site as Class B2 (General Industrial) is lawful in planning terms. In this regard, a comprehensive evidence base has been compiled and is enclosed within our Supporting Statement and includes evidence of a continued B2 use of the site since (at least) 1989 on the basis of the sites planning history, business rate records and aerial imagery shown through a Google Earth Time-lapse.

This planning application has been submitted via the Planning Portal (ref. PP-09795531), and comprises of the following documents;

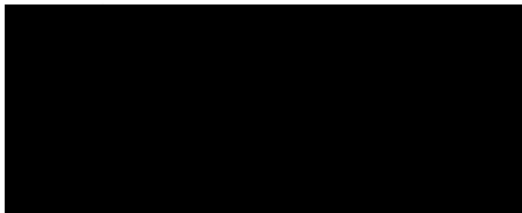
- 1 Planning Application Form;
- 2 Supporting Statement, prepared by Lichfields;
- 3 Location Plan (drg. No: 100);
- 4 Building A Elevations (drg. No: 208);
- 5 Building B and C Elevations (drg. No: 209);
- 6 Building D Elevations (drg. No: 210);
- 7 Building E Elevations (drg. No: 211);
- 8 Building F Elevations (drg. No: 212);
- 9 Building G Elevations (drg. No: 213);

- 10 Building H Elevations (drg. No: 214);
- 11 Floorplans – Building A (West) (drg. No: 200);
- 12 Floorplans – Building A (East) (drg. No: 201);
- 13 Floorplans – Building B and C (drg. No: 202);
- 14 Floorplans – Building D (drg. No: 203);
- 15 Floorplans – Building E (drg. No: 204);
- 16 Floorplans – Building F (drg. No: 205);
- 17 Floorplans – Building G (drg. No: 206);
- 18 Floorplans – Building H (drg. No: 207);
- 19 Topographical (drg. No: 21488-21-01); and
- 20 This Covering Letter

A payment of £1,014.00 (+£28 Planning Portal admin fee) has been made via the Planning Portal in respect of the statutory application fee.

I trust the above is in order and look forward to confirmation of receipt and validation in due course. Should there be any queries, please do not hesitate to contact me.

Yours sincerely



Joe Thompson
Planner

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