

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 ROB COLES

Reference P/2024/0282

Agent MR BRIAN SHERRIFF
COLAB: DESIGN AND
SAFETY- BRIAN
SHERRIFF
34 DANESWELL
DRIVE, MORETON,
CH46 1QH

Date Received 11/04/2024

Decision Date 03/07/2024

Town and Country Planning Act, 1990
Section 192 (as amended)

Certificate of Lawful Use of Proposed Use or Development

42-44 HENBLAS STREET, WREXHAM, LL13 8AD

TYSTYSGRIF DATBLYGU CYFREITHLON AR GYFER DEFNYDD ARFAETHEDIG
- DEFNYDD O RHAN O'R LLAWR CYNTAF FEL FFLAT SENGL / LAWFUL
DEVELOPMENT CERTIFICATE FOR PROPOSED USE – USE OF PART OF
FIRST FLOOR AS SINGLE FLAT

The Wrexham County Borough Council hereby **certifies** that on 11/04/2024 the development described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged in red on the plan attached to this certificate would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended for the following reason(s):

The proposed use of part of first floor as a single flat is considered to be Permitted Development in accordance with Schedule 2, Part 3, Class F of the Town and Country (General Permitted Development) Order 1995 (as amended for Wales).

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

The supporting documentation supplied by/on behalf of the applicant(s).

Signed:

A handwritten signature in black ink, appearing to be 'B. Sherriff'.

Dated: 03/07/2024

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Notes:

1. This Certificate is issued solely for the purposes of Section 192 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.
4. The effect of the certificate is subject to the provisions in section 192(4) of the 1990 Act, as amended, which state that the lawfulness of a specified use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters which were relevant to the decision about lawfulness.

A handwritten signature in black ink, appearing to read 'DF', located below the notes section.

David Fitzsimon

***Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wreccsam
Chief Officer Economy and Planning, Wrexham County Borough Council***

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