

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 IWAN JONES

Reference P/2024/0305

Agent MR CAMERON SANDERS
COR ENERGY
ENTERPRISE POINT
ALTRINCHAM ROAD
SHARSTON MANCHESTER
M22 9AF

Date Received 19/04/2024

Decision Date 17/07/2024

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

Certificate of Lawful Use of Proposed Use or Development

17 HENBLAS STREET, WREXHAM, LL13 8AE

The Wrexham County Borough Council hereby **certifies** that on 19/04/2024 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):

FIRST SCHEDULE

Lawful development certificate for installation of solar panels to roof as detailed on the following plans:

Site plan – Rev A

25/149/1/ME/02 rev T1 – roof area proposed

4237/02 – roof level

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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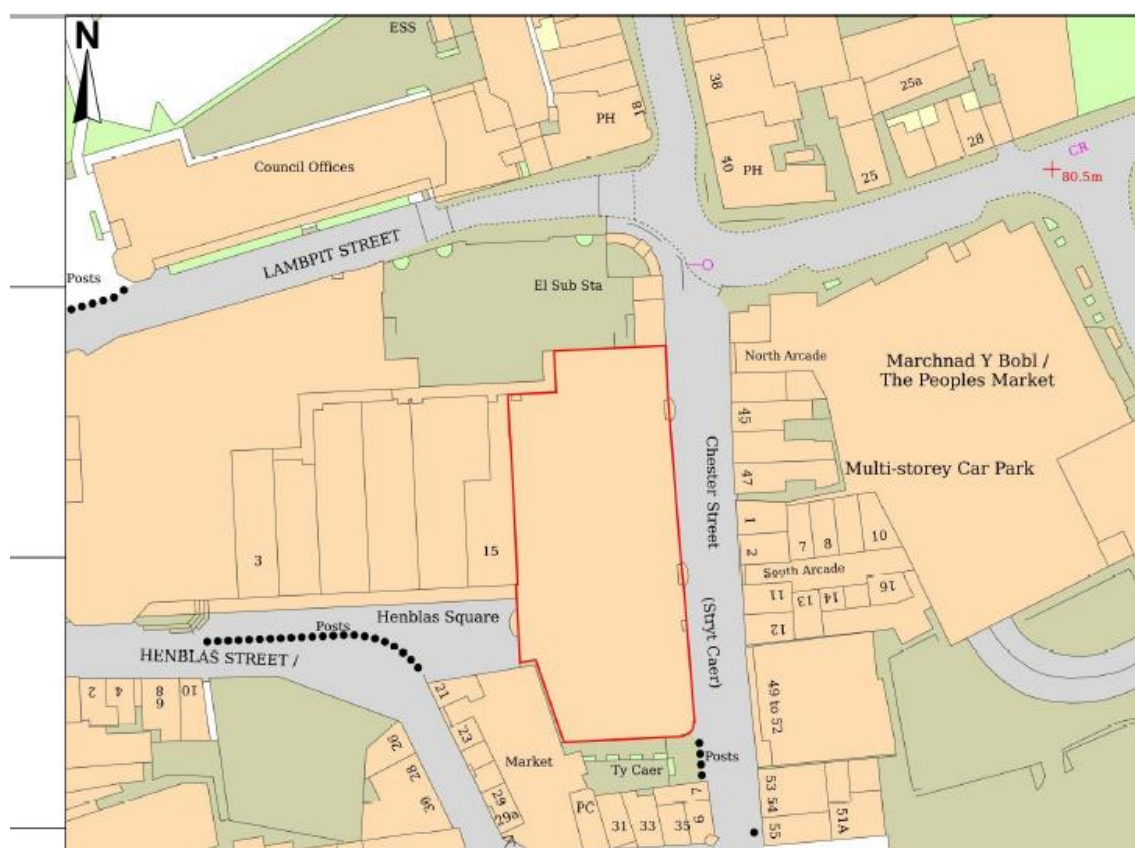
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SECOND SCHEDULE

The land known as 17 Henblas Street, Wrexham, LL13 8AE as is edged red on plan reference, Site location plan (scale 1:1250) and as attached below.



Notes:

1. This Certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act (as amended).

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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.