In pursuance of its powers under the Acts an 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 GARETH DYFAN EVANS

Reference P/2024/1432

Decision Date 03/12/2024

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

Certificate of Lawfulness of Existing Use or Development

86 HIGH STREET, CEFN MAWR, WREXHAM, LL14 3BU

The Wrexham County Borough Council hereby **refuses to certify** that on 23/08/2024 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)

1. Insufficient information has been provided to demonstrate to the Local Planning Authority that the use of the land as residential curtilage has been so for a period of 10 years prior to the date of application.



David Fitzsimon

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

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