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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Mrs Frances Jackson Edwards

Agent Mr Gareth Stent
AFA Planning Consultants Ltd, Unit 1, Nailors Court, The Slipway, Back of Avon, Tewkesbury, Glous, United Kingdom, GL20 5UR

Reference P/2024/1427

Date Received 16/09/2024

Decision Date 21/02/2025

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

Certificate of Lawfulness of Existing Use or Development

TREOWEN, MINERA ROAD, MINERA, WREXHAM, LL11 3AJ

LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE – USE OF DWELLING WITHOUT COMPLIANCE WITH AGRICULTURAL OCCUPANCY CONDITION

The Wrexham County Borough Council hereby **certifies** that on 16/09/2024 the development in respect of the land edged red on the plan appended to this certificate 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)

There are discrepancies between the site area for outline application 14627 and reserved matters application 14820. The property, as constructed, does not accord with the plans on either application.

The property has been in place for a period of more than 4 years and is therefore considered to be lawful without the imposition of an agricultural occupancy or other conditions.

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

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

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 Mrs Frances Jackson Edwards

Agent Mr Gareth Stent
AFA Planning Consultants Ltd, Unit 1, Nailors Court, The Slipway, Back of Avon, Tewkesbury, Glous, United Kingdom, GL20 5UR

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

Notes:

1. This Certificate is issued solely for the purposes of Section 191 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.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

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