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 Mr David Wilkinson

Agent Mr Steven Grimster
5 Portal Business
Park, Eaton Lane,
Tarporley, CW6 9DL

Reference P/2025/0205

Date Received 05/03/2025

Decision Date 26/03/2025

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

Certificate of Lawfulness of Existing Use or Development

RUABON BUSINESS PARK SITE, WREXHAM, LL14 6TE

The Wrexham County Borough Council hereby **certifies** that on 05/03/2025 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)
The application demonstrates that a lawful material commencement of the development of Phase 1 (132 no. dwellings), as approved under Planning Permission Reference P/2018/0053 and Reserved Matters Reference P/2020/0673 has occurred comprising the installation of a part foundation to the corner of plot 1

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

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



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

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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