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 Tim Wooldridge

Agent Mr Theodore Speaks
1 Beaconsfield
Terrace, Morda,
Oswestry, United
Kingdom, SY10 9PE

Reference P/2025/0133

Date Received 13/02/2025

Decision Date 09/04/2025

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

Certificate of Lawfulness of Existing Use or Development

WOODLEA, KILN LANE, CROSS LANES, WREXHAM, LL13 0SY

LAWFUL DEVELOPMENT CERTFICATE FOR EXISTING USE – SINGLE STOREY REAR EXTENSION

The Wrexham County Borough Council hereby **certifies** that on 13/02/2025 the development described in respect of the land specified and 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):

Therefore this existing development is considered to be Permitted Development in accordance with Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013.

REASON(S)

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

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

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.

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 Tim Wooldridge

Reference P/2025/0133

Agent Mr Theodore Speaks
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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



Produced on 10 July 2024 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date.
This map shows the area bounded by 335784 345813,335884 345813,335884 345913,335784 345913,335784 345813
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Data licence expires 10 July 2025. Unique plan reference: v1011122978/1510935

Site Location Plan - 1:1250