

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	MRS NICOLA LAURIE	Code Number	WRO P /2023 /0575
Agent	THEODORE SPEAKS 6A MIDDLE ROAD COEDPOETH WREXHAM LL11 3TN	Date Received	18/08/2023
		Decision Date	13/11/2023

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

Certificate of Lawfulness of Existing Use or Development

10 ITHENS WAY, WREXHAM, LL13 7EQ

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER ESTYNIAD
UNLLAWR ARFAETHEDIG I GEFN YR EIDDO / LAWFUL DEVELOPMENT
CERTIFICATE FOR PROPOSED SINGLE STOREY REAR EXTENSION

The Wrexham County Borough Council hereby **certifies** that on 18/08/2023 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 proposal is permitted development under the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2013

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

The proposed single storey rear extension as shown on drawings refs: 196/CFW/PL/001 Rev B, 196/CFW/PL/002 Rev B, 199/IWW/FE/003 Rev B and 199/IWW/FE/002 Rev B which are considered to be permitted development under the above provisions.

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

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

Applicant Agent MRS NICOLA LAURIE
THEODORE SPEAKS
6A MIDDLE ROAD
WREXHAM
LL11 3TN

Code Number WRO P /2023 /0575
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Signed:



Dated: 13/11/2023



Applicant Agent MRS NICOLA LAURIE
THEODORE SPEAKS
6A MIDDLE ROAD
WREXHAM
LL11 3TN

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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