

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	MR & MRS CHARLES & RUTH HUME	Code Number	RUA P /2023 /0762
Agent	MS CERY'S ROBERTS CERY'S ROBERTS ARCHITECTS 40 OAKMEAD ROAD BALHAM LONDON SW12 9SL	Date Received	23/10/2023
		Decision Date	26/01/2024

Town and Country Planning Act, 1990
Section 192 (as amended)

Certificate of Lawful Use of Proposed Use or Development

Site Address

DRWS Y COED, PENYCAE ROAD, RUABON, WREXHAM, LL14 6RL

Proposed Development

TYSTYSGRIF DATBLYGU CYFREITHLON AR GYFER EHANGU AGORIAD
DRWS PRESENNOL AC AGORIAD FFENESTRI NEWYDD ARFAETHEDIG
/ LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED
ENLARGEMENT OF EXISTING DOOR OPENING AND NEW WINDOW
OPENING

Decision

The Wrexham County Borough Council hereby **certifies** that on 23/10/2023 the development described above, in respect of the land edged red on the plan appended to this certificate, would be lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended for the following reason:-

Reason

The proposal is permitted development under the provisions of Schedule 2, Part 1 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 alterations shown on drawing reference 'Proposed Plan and Elevations 020 Rev A'.

Notes:

1. This Certificate is issued solely for the purposes of Section 192 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.

Signed:



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

Dated: 26/01/2024

