

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 ROBERTS	Code Number	RUA P /2022 /0769
Agent	LAISTER PLANNING LTD MR PETER GRIFFITHS GROUND FLOOR ODDFELLOWS HALL LONDON ROAD CHIPPING NORTON OX7 5QH	Date Received	18/07/2022
		Decision Date	25/07/2023

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

Certificate of Lawful Use of Proposed Use or Development

Site Address

JAMES CARAVAN PARK, RUABON, WREXHAM, LL14 6DW

Proposed Development

LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED YEAR-ROUND STATIONING OF TOURING CARAVANS FOR PERMANENT RESIDENTIAL OCCUPATION IN ACCORDANCE WITH PLANNING PERMISSION REF. RUA 15646 GRANTED ON 5 DECEMBER 1988

Decision

The Wrexham County Borough Council hereby **certifies** that on 18/07/2022 the use described above in respect of the land edged red on plan reference 01-a, 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 proposed use of the site for the year-round stationing of touring caravans for permanent residential occupation is in accordance with planning permission ref. RUA 15646, granted on 5 December 1988.

Notes to Applicant

1. This certified use is subject to compliance with all of the conditions imposed on planning permission ref. RUA 15646 granted on 5 December 1988.
2. This Certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act (as amended).

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3. 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.
4. 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: 25/07/2023