

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 JASON JONES	Code Number	BRO P /2015 /0292
Agent	MB-AT 5 CHESTNUT WAY PENYFFORDD NR CHESTER CH4 0DD	Date Received	21/04/2015
		Decision Date	08/05/2015

Town and Country Planning Act, 1990

Section 192 as amended by section 10 of the Planning and Compensation Act 1991

Lawful Development Certificate for a Proposed Development

The Wrexham County Borough Council hereby certifies that on 21/04/2015 the proposed development as described within The First Schedule, in respect of the land described within The Second Schedule, is lawful within the meaning of Section 192 of the Town and Country Planning Act 1990 as amended for the following reason:

The proposed single storey rear extension is considered to be permitted development under the provisions of Class A, Schedule 2 Part 1 of The Town and Country Planning (General Permitted Development) Order 1995.

The First Schedule

Single storey rear extension

The Second Schedule

The land known as No. 5 Solway Court, New Broughton, Wrexham, as is edged in red on the plan attached to this certificate.

Signed:



**Officer Appointed for this purpose
Head of Community Wellbeing and Development**

Dated: 08/05/2015

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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 development specified in the First Schedule to be erected on the land specified in the Second Schedule is lawful and thus are not liable to enforcement action under Section 172 of the Town and Country Planning Act, 1990.
3. This Certificate applies only to the development described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use or building which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.
4. Records indicate that radon protection measures were installed to the original building footprints as part of the original development. The same protection measures that were incorporated into the original buildings should also be installed in this extension. Please contact the Building Control team on 01978 298885 for further guidance and advice.