

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	OWEN	Code Number	SES P /2023 /0748
Agent	MR DAVE BATES FORGE PROPERTY CONSULTANTS LANE END TEDSMORE ROAD WEST FELTON SY11 4ER	Date Received	12/10/2023
		Decision Date	22/02/2024

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

Certificate of Lawful Use of Proposed Use or Development

Site address

BRIDGE FARM, PICKHILL, CROSS LANES, WREXHAM, LL13 0UH

Proposed Development

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

The Wrexham County Borough Council hereby **certifies** that on 12/10/2023 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 192 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 extension shown on plans refs: Floor Plan Owen-003 and Elevation Plan Owen-004 Rev A.

Signed:



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

Dated: 22/02/2024

Applicant OWEN

Code Number SES P /2023 /0748

Agent MR DAVE BATES
FORGE PROPERTY
CONSULTANTS
LANE END
TEDSMORE ROAD
WEST FELTON
SY11 4ER

Date Received 12/10/2023

Decision Date 22/02/2024

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.

