

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 MATT SALISBURY	Code Number	WRR P /2024 /0064
Agent	ARKIFY GERAINT EDWARDS 36 PLAS TIRION JOHNSTOWN WREXHAM	Date Received	29/01/2024
		Decision Date	21/03/2024

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

Certificate of Lawful Use of Proposed Use or Development

75 CHESTER ROAD, WREXHAM, LL11 2SG

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER ESTYNIADAU
UNLLAWR I'R OCHR A'R CEFN / LAWFUL DEVELOPMENT CERTIFICATE
FOR PROPOSED SINGLE STOREY SIDE AND REAR EXTENSIONS

The Wrexham County Borough Council hereby **certifies** that on 29/01/2024 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:-

REASON

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 plans:-

- Proposed Site Plan Ref: A101 Rev B
- Elevations Plan Ref: A300 Rev A
- Proposed Plan Ref: A102 Rev C

Signed:



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

Dated: 21/03/2024

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Notes:

1. The existing garage as shown to be demolished on the submitted plans should be permanently removed from site prior to substantial completion of the proposed development.
2. This Certificate is issued solely for the purposes of Section 192 of the Town and Country Planning Act (as amended).
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.