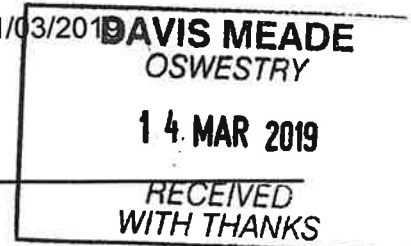


In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Dec. T/1/P

Applicant	DEROSA	Code Number	ERB P /2018 /1044
Agent	DAVIS MEADE PROPERTY CONSULTANTS LTD MRS KATHRYN WILLIAMS DAVIS MEADE 103 BEATRICE STREET OSWESTRY SY11 1HL	Date Received	10/12/2018
		Decision Date	11/03/2019



Town and Country Planning Act, 1990
Section 191 (as amended)

Certificate of Lawfulness of Existing Use or Development

FOURTEENACRES, ERBISTOCK, WREXHAM, LL13 0DD
APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE FOR
EXISTING ACTIVITY IN BREACH OF A PLANNING CONDITION:-
CONDITION 3 IMPOSED UNDER PLANNING PERMISSION ERB 22125
RELATING TO OCCUPATION OF THE DWELLING TO A PERSON SOLELY
OR MAINLY WORKING OR LAST WORKING IN THE LOCALITY IN
AGRICULTURE OR IN FORESTRY

The Wrexham County Borough Council **HEREBY CERTIFIES** that on
10/12/2018 the development in respect of the land edged red on the plan
appended to this certificate would be lawful within the meaning of Section 191
of the Town and Country Planning Act 1990 as amended for the following
reason(s):

REASON(S)

**The dwelling has been occupied for a period of 10 years without
compliance with the aforementioned planning condition.**

The first schedule

Use of the building known as Fourteenacres, Erbistock, Wrexham, LL13 0DD
as a dwelling without complying with the aforementioned planning condition.

The second schedule

The land shown edged red on the attached plan.

Applicant DEROSA

Agent DAVIS MEADE PROPERTY
CONSULTANTS LTD
MRS KATHRYN WILLIAMS
DAVIS MEADE
OSWESTRY
SY11 1HL

Code ERB P /2018 /1044
Number
Date 10/12/2018
Received

Decision
Date 11/03/2019


Signed:

Dated: 11/03/2019

Applicant DEROSA
Agent DAVIS MEADE PROPERTY
CONSULTANTS LTD
MRS KATHRYN WILLIAMS
DAVIS MEADE
OSWESTRY
SY11 1HL

Code ERB P /2018 /1044
Number
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Notes:

1. This Certificate is issued solely for the purposes of Section 191 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.



Officer Appointed for this purpose
Head of Environment and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm