

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	MRS KONGPAENG WILLIAMS	Code Number	GRE P /2023 /0450
Agent	ARCHITECTURE WORKS LTD MR TOBY SOUTHGATE THE COACH HOUSE WARRINGTON ROAD CHESTER CH2 4EA	Date Received	04/07/2023
		Decision Date	18/09/2023

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

Certificate of Lawful Use of Proposed Use or Development

25 SUNNYRIDGE AVENUE, MARFORD, WREXHAM, LL12 8TE

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER ESTYNIAD OCHR
DEULAWR PRESENNOL, PORTSH MYNEDFA, ESTYNIAD CEFN
UNLLAWR AC ADEILAD ALLANOL UNLLAWR / LAWFUL DEVELOPMENT
CERTIFICATE FOR EXISTING TWO STOREY SIDE EXTENSION,
ENTRANCE PORCH, SINGLE STOREY REAR EXTENSION AND SINGLE
STOREY OUTBUILDING

The Wrexham County Borough Council hereby **certifies** that on
04/07/2023 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:-

Plans L02, L03 Dated September 2022

Signed:



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

Dated: 18/09/2023

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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 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.