

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 R WHEELER	Code Number	ROS P /2023 /0760
Agent	MR N WHEELER INSITE ARCHITECTURE 11A LOWER BRIDGE STREET CHESTER CH1 1RS	Date Received	23/10/2023
		Decision Date	15/12/2023

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

Certificate of Lawful Use of Proposed Use or Development

1, OAK TREE COTTAGES, HARWOODS LANE, ROSSETT, WREXHAM,
LL12 0EU

TYSTYSGRIF DATBLYGU CYFREITHLON AR GYFER GAREJ DDWBL AC
YSTAFELL SWYDDFA GARTREF / LAWFUL DEVELOPMENT
CERTIFICATE FOR PROPOSED DOUBLE GARAGE AND HOME OFFICE
ROOM

The Wrexham County Borough Council hereby **certifies** that on 23/10/2023 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 E 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 submitted plans and documents ISA 2727 E00 Rev B and ISA 2727 P 200 Rev A.

Signed:



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

Dated: 15/12/2023

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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.