

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 PHILLIPS	Code Number	RUA P /2023 /0552
Agent	FORGE PROPERTY CONSULTANTS MR DAVE BATES LANE END TEDSMORE ROAD WEST FELTON OSWESTRY SHROPSHIRE SY11 4ER	Date Received	01/08/2023
		Decision Date	25/10/2023

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

Certificate of Lawfulness of Existing Use or Development

THE GRANGE, CRAB ROW, PEN Y LAN, RUABON, WREXHAM, LL14 6HT

Tystysgrif Datblygiad Cyfreithlon ar gyfer defnydd presennol fel annedd preswyl yn groes i amod deiliadaeth amaethyddol. / Lawful Development Certificate for existing use as residential dwelling in breach of agricultural occupancy condition.

The Wrexham County Borough Council hereby **certifies** that on 01/08/2023 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason(s):

REASON(S)

The dwelling known as The Grange has been continually occupied by a person not in employment in agriculture for a period of at least the last ten years.

In reaching this decision the Council has had regard to the following:

The supporting documentation supplied by/on behalf of the applicant(s).

Signed:



Dated: 25/10/2023

Applicant Agent MR PHILLIPS
FORGE PROPERTY
CONSULTANTS
MR DAVE BATES
LANE END
WEST FELTON
OSWESTRY
SHROPSHIRE
SY11 4ER

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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.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy 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