

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	MS LISA PRICE	Code Number	GRE P /2023 /0217
Agent	MR THEODORE SPEAKS 6A MIDDLE ROAD COEDPOETH WREXHAM LL11 3TN	Date Received	29/03/2023
		Decision Date	11/05/2023

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

Certificate of Lawful Use of Proposed Use or Development

11 CHESTNUT CLOSE, GRESFORD, WREXHAM, LL12 8ER

TYSTYSGRIF DATBLYGIAD AR GYFER DEFNYDD AFAETHEDIG O
ESTYNIAD UNLLAWR YN Y CEFN / LAWFUL DEVELOPMENT
CERTIFICATE FOR PROPOSED USE OF SINGLE STOREY REAR
EXTENSION

The Wrexham County Borough Council hereby **certifies** that on 29/03/2023 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:-

Drawing Number 241/TDN/PL/005 Rev B and 241/TDN/PL/004 Rev B dated February 2023

Signed:



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

Dated: 11/05/2023

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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.