

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	MISS ALEX GIBSON 6 NEW HOUSES PENTRE CHIRK LL14 5AP	Code Number	CHI P/2023/0283
Agent	MISS ALEX GIBSON	Date Received	13/04/2023
		Decision Date	17/07/2023

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

Certificate of Lawfulness of Existing Use or Development

6 NEW HOUSES, PENTRE, CHIRK, WREXHAM, LL14 5AP

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER DEFNYDD PRESENNOL O ADEILAD I DDIBENION DOMESTIG ATEGOL I'R BRIF ANNEDD / LAWFUL DEVELOPMENT CERTIFICATE FOR EXISTING USE OF BUILDING FOR ANCILLARY DOMESTIC PURPOSES TO THE MAIN DWELLING HOUSE

Wrexham County Borough Council hereby **certifies** that on 13/04/2023 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):

On the basis of the information submitted with the application, and the fact that the Council has no evidence to refute the claim made by the Applicant, it is considered that, on the balance of probability, the outbuilding subject of the application has been used for purposes ancillary to the residential occupation of the dwelling at 6 New Houses for a period of 10 years or more prior to the submission of the application. As such, it is considered that the use is lawful in-line with Sections 171(B) and 191(2) of the Town and Country Planning Act 1990 (as amended).

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: 17/07/2023

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

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