

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 LIAM O'SULLIVAN	Code Number	COE P /2023 /0227
Agent	HDS ARCHITECTURAL SERVICES CARL HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	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

BRYNTIRION, HEOL MAELOR, COEDPOETH, WREXHAM, LL11 3LY

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER ESTYNIAD
UNLLAWR ARFAETHEDIG YN Y CEFN A PORTSH BLAEN / LAWFUL
DEVELOPMENT CERTIFICATE FOR PROPOSED SINGLE STOREY REAR
EXTENSION AND FRONT PORCH

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:-

Plans submitted in respect of this application

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.