

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	JAMES JONES PALLETS AND PACKAGING	Code Number	ISY P /2023 /0224
Agent	BUILDING DESIGN NORTHERN LTD MR JOE WARNER THE OLD SCHOOL HOUSE SUNDERLAND SR4 6DR	Date Received	30/03/2023
		Decision Date	26/07/2023

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

Certificate of Lawful Use of Proposed Use or Development

LARCH LTD, OAK ROAD, WREXHAM INDUSTRIAL ESTATE, WREXHAM, ,
LL13 9PH

TYSTYSGRIF DATBLYGIAD CYFREITHIOL AR GYFER FFORDD
MYNEDIAD NEWYDD ARFAETHEDIG AC ARDAL LLAWR CALED /
LAWFUL DEVELOPMENT CERTIFICATE FOR PROPOSED NEW ACCESS
ROAD AND HARD STANDING AREA

The Wrexham County Borough Council hereby **certifies** that on 30/03/2023 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 8, Class C of the Town and Country Planning (General Permitted Development) Order 1995.

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

Drawings Nos. S3220-BDN/Z4-XX-DR-C-0201 Rev T2, S3220-BDN/Z4-XX-DR-C-020 Rev T2, S3220-BDN/Z4-XX-DR-C-102 Rev T2, S3220-BDN/Z4-XX-DR-C-0101 Rev T2, S3220-BDN/Z4-XX-DR-C-0100 Rev T2, S3220-BDN-XX—XX-DR-A-1001 Rev P2.

Note

The applicant should be aware that the granting of this certificate does not override the requirement to assess the land for protected species and obtain the appropriate licences if necessary.

Signed:



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

Dated: 26/07/2023

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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.