

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 MICHAEL DORAN	Code Number	ESC P /2023 /0058
Agent	MR THEODORE SPEAKS 6A MIDDLE ROAD COEDPOETH WREXHAM LL11 3TN	Date Received	31/01/2023
		Decision Date	20/06/2023

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

Certificate of Lawful Use of Proposed Use or Development

3, ABEROER COTTAGES, ABEROER, WREXHAM, LL14 4LG

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER LLEOLIAD
ARFAETHEDIG CARTREF SYMUDOL YNG NGARDD ANNEDD DOMESTIG
/ LAWFUL DEVELOPMENT CERTIFICATE FOR THE PROPOSED SITING
OF MOBILE HOME IN GARDEN OF DOMESTIC DWELLING

The Wrexham County Borough Council hereby **certifies** that on 31/01/2023 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 meeting the definitions of the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.

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

Drawing 244/ACW/PL/003 Rev A and 244/ACW/PL/002 Rev A.

Signed:



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

Dated: 13/06/2023

Applicant	MR MICHAEL DORAN	Code Number	ESC P /2023 /0058
Agent	MR THEODORE SPEAKS 6A MIDDLE ROAD COEDPOETH WREXHAM LL11 3TN	Date Received	31/01/2023 13/06/2023
		Decision Date	

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.

