

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

|                  |                                                                                 |                      |                   |
|------------------|---------------------------------------------------------------------------------|----------------------|-------------------|
| <b>Applicant</b> | MR PHIL LEWIS                                                                   | <b>Code Number</b>   | RHO P /2022 /0918 |
| <b>Agent</b>     | ARKIFY<br>GERAINT EDWARDS<br>36 PLAS TIRION<br>JOHNSTOWN<br>WREXHAM<br>LL14 1UR | <b>Date Received</b> | 25/10/2022        |
|                  |                                                                                 | <b>Decision Date</b> | 02/11/2022        |

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

**Certificate of Lawful Use of Proposed Use or Development**

CLOVELLY, DUKE STREET, RHOSLLANERCHRUGOG, WREXHAM, LL14 1SU

TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER ESTYNIAD  
UNLLAWR ARFAETHEDIG I OCHR YR EIDDO / LAWFUL DEVELOPMENT  
CERTIFICATE FOR PROPOSED SINGLE STOREY SIDE EXTENSION

The Wrexham County Borough Council hereby **certifies** that on 25/10/2022 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:-

The submitted plans and documents.

**Signed:**



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

**Dated:** 02/11/2022

|                  |                 |                 |                   |
|------------------|-----------------|-----------------|-------------------|
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| <b>Agent</b>     | ARKIFY          | <b>Number</b>   |                   |
|                  | GERAINT EDWARDS | <b>Date</b>     | 25/10/2022        |
|                  | 36 PLAS TIRION  | <b>Received</b> | 02/11/2022        |
|                  | JOHNSTOWN       | <b>Decision</b> |                   |
|                  | WREXHAM         | <b>Date</b>     |                   |
|                  | LL14 1UR        |                 |                   |

**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.