

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	MRS SARAH DAVIES	Code Number	ESC P /2022 /1038
Agent	HDS ARCHITECTURAL SERVICES CARL HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	07/12/2022
		Decision Date	24/01/2023

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

Certificate of Lawful Use of Proposed Use or Development

IRLAS, WREXHAM ROAD, JOHNSTOWN, WREXHAM, LL14 1PE
TYSTYSGRIF DATBLYGIAD CYFREITHLON AR GYFER ESTYNIAD
UNLLAWR ARFAETHEDIG I GEFN YR EIDDO / LAWFUL DEVELOPMENT
CERTIFICATE FOR PROPOSED SINGLE STOREY REAR EXTENSION

The Wrexham County Borough Council hereby **certifies** that on 07/12/2022 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 (as amended).

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

- Proposed Ground Floor Plan No. IR/PL/04
- Proposed Elevations No. IR/PL/06
- Proposed Site Plan No. IR/PD/07

Signed:



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

Dated: 24/01/2023

Applicant	MRS SARAH DAVIES	Code Number	ESC P /2022 /1038
Agent	HDS ARCHITECTURAL SERVICES CARL HUGHES THE FOUNDRY 15 YORKE STREET WREXHAM LL13 8LW	Date Received	07/12/2022
		Decision Date	24/01/2023

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.