

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 M BROWN	Code Number	LLR P /2023 /0121
Agent	PARK DESIGN GROUP LIMITED MISS ELOUISE PARK SUITE 13 22 ST NICHOLAS STREET CHESTER CH12 2NX	Date Received	03/03/2023
		Decision Date	23/03/2023

Town and Country Planning Act, 1990
Section 191 (as amended)

Certificate of Lawfulness of Existing Use or Development

DOLHYFRYD, 18 WENFRYN CLOSE, TREVOR, LLANGOLLEN,
WREXHAM. LL20 7TU

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

The Wrexham County Borough Council hereby **certifies** that on 03/03/2023 the development in respect of the land edged red on the plan appended to this certificate would be lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 as amended for the following reason(s):

REASON(S)

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

The supporting documentation supplied by/on behalf of the applicant(s).


Signed:

Dated: 23/03/2023

Applicant	MR M BROWN	Code Number	LLR P /2023 /0121
Agent	PARK DESIGN GROUP LIMITED MISS ELOUISE PARK SUITE 13 CHESTER CH12 2NX	Date Received	03/03/2023 23/03/2023
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Notes:

1. This Certificate is issued solely for the purposes of Section 191 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.



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

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm