

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 MISS CLARE CALLANDER

Code Number ISY P /2022 /0806

Agent CH DESIGN
MRS CLAIR HUGHES
ATHENIA
THE GREEN
NORTHOP

Date Received 06/09/2022

Decision Date 17/10/2022

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

Certificate of Lawful Use of Proposed Use or Development

Site Address

OAKFIELD, BOWLING BANK, ISYCOED, WREXHAM, LL13 9RY

Proposed Development

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

Decision

The Wrexham County Borough Council hereby **certifies** that on 06/09/2022 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 plans;

- Drawing No. 3 Site Plan Rev B
- Drawing No. 6 Proposed Ground Floor
- Drawing No. 8 Proposed Elevations.

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.

Signed:



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

Dated: 17/10/2022

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